City of Lawrence
PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JULY 21, 2016**
CITY HALL, 6 E 6TH STREET
6:30 PM

UPDATED:
7/18/16 @ 1:40 PM
Added Staff Report for Item 8 – 1208 Kentucky St

7/18/16 @ 4:15 PM
Added Item 2 – Administrative Approvals

7/20/16 @ 10:20 AM
Added Staff Report for Item 4 – 609 New Hampshire St
Added Staff Report for Item 9 – 846 Pennsylvania St

7/20/16 @ 1:45 PM
Added Staff Report for Item 10 – 800 Indiana St
Added Staff Report for Item 11 – 742 Indiana St

7/21/16 @ 10:30 AM
Deferred Item 4 – 609 New Hampshire St

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
B. Disclosure of ex-parte communications.
C. Declaration of abstentions for specific agenda items by commissioners.
D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

A. February 18, 2016, March 24, 2016 and June 16, 2016 Action Summaries
B. Administrative Approvals
   1. DR-16-00181 1220 Oread Avenue/1200 Louisiana Street; City Water Tanks Demolition and New Construction; Certificate of Appropriateness

2. DR-16-00211 1035 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines review.
3. DR-16-00230 1200 Oread Avenue; Sign Permit; Certificate of Appropriateness
4. DR-16-00232 1933 Learnard Avenue; Residential Remodel; Certificate of Appropriateness
5. DR-16-00233 810 E 10th St; Sign Permit; Certificate of Appropriateness

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

ITEM NO. 4: DR-16-00150 609 New Hampshire Street Demolition; Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places. It is also located in the Downtown Urban Conservation Overlay District. Submitted by Dolph Simons III on behalf of The World Company, property owner of record.

Deferred

ITEM NO. 5: DR-16-00235 826 Rhode Island Street; Demolition and New Construction; State Law Review. The structure is a non-contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects for James and Doni Slough, the property owners of record.

ITEM NO. 6: DR-16-00236 and DR-16-00204 637 Tennessee Street; Addition and Parking Pad; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Mike Myers of Hernly Associates for Alan Terry and Lydia Diebolt, the property owners of record.

ITEM NO. 7: DR-16-00237 622 Ohio Street; New Addition; State Law Review and Certificate of Appropriateness. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places, and is located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Lance Adams for Sara Gregg, the property owner of record.

ITEM NO. 8: DR-16-00238 1208 Kentucky Street; Relocation of Structure and New Construction; Certificate of Appropriateness. The property is located in the environs of South Park, Lawrence Register of Historic Places. Submitted by Sabatini Architecture for the Roman Catholic Archdiocese of KC, the property owners of record.

ITEM NO. 9: DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8th and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

ITEM NO. 10: DR-16-00248 800 Indiana Street; New Addition and New Accessory Structure; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Donna Olson, the property owner of record.

ITEM NO. 11: DR-16-00240 742 Indiana Street; Interior Remodel and Garage Addition; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Rockchalk K-Tex Investments LP, the property owner of record.

ITEM NO. 12: MISCELLANEOUS MATTERS

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since June 16, 2016.

B. Review of any demolition permits received since June 16, 2016.

C. Miscellaneous matters from City staff and Commission members.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00181 1220 Oread Avenue/1200 Louisiana Street; Water Tanks Demolition; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Demolition permit for removal of two water tanks in preparation to construct replacement water tanks.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00211 1035 Massachusetts Street; Sign; State Law Review; Certificate of Appropriateness & Downtown Design Guidelines

B. PROJECT DESCRIPTION

Sign Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation,

staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00230 1200 Oread Avenue; Sign; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed

project.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00232 1933 Learnard Street; Residential Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Remodel to convert a mudroom into a kitchen, and add a half bath and closet where the kitchen was located.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT

A. SUMMARY

DR-16-00233 810 E. 10th Street; Sign; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: DR-16-00150
STAFF REPORT

A. SUMMARY

DR-16-00150 609 New Hampshire Street Demolition; Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Dolph Simons III on behalf of The World Company, property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to demolish the existing structures located at 609 New Hampshire Street. While the address is identified as 609 New Hampshire Street, the proposed demolition includes the press room facility, warehouse, distribution center, mail room, and related offices. The owner of the property wants to create a vacant tract of land to market for redevelopment.

Structures to be Removed

Structures to be Removed

Due to the location of the proposed project, two separate reviews are required:

1. **Certificate of Appropriateness Review** because the property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places; and
2. **Downtown Design Guidelines Review** because the property is located in the Downtown Urban Conservation Overlay District.

C. STANDARD FOR REVIEW

1. Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

> *4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

> *1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
>
> *2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
>
> *3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
>
> *4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
>
> *5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
>
> *9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*

The J. B. Shane Thompson Studio was listed in 1992 prior to the practice of developing and defining the environs of listed properties.

Design Criteria

Design criteria to be used in the evaluation of a Certificate of Appropriateness (22-506) include a specific guidance that the commission should consider when reviewing and commenting on matters before other bodies. (C)(3)(a) of this section of Chapter 22 addresses demolition. However, the verbiage in the code does not specifically include properties within the environs.

> Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades.

Although this section of the code does not incorporate language that includes properties in the environs, this section of the code should be used with the general standards located in 22-505.

2. Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The Downtown Design Guidelines, the development and design standards for the Downtown Urban Conservation Overlay District (City Code Chapter 20-308(i)), require that demolition in the Conservation Overlay District must be reviewed by the HRC and the City Commission, and the City Commission must approve the demolition (Design Guidelines Part II, 23). City staff administers the Downtown Design Guidelines review (City Code Chapter 20-308(f)(3)).

The Historic Resources Commission should use the downtown Design Guidelines to review the proposed demolition. The guidelines that relate to this project are:

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

4.1 Promote pedestrian-oriented urban forms.
4.2 Maximize connectivity and access.
4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
4.4 Encourage creativity, architectural diversity, and exceptional design.
4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
4.8 Promote safety and appeal through appropriate boundaries and transitions.

23. Demolition

In the interest of controlling the long-term effects of demolition on Downtown Lawrence, careful thought should be given to a project before the option of demolition is exercised. In reviewing alternatives for treatment of a particular building or site, demolition should be considered a 'last measure.'

23.1 Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.

23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.

23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

D. STAFF ANALYSIS

History

According to the Lawrence Register Nomination, the Captain J. B. Shane home studio was built in 1885 during the "Agriculture and Manufacturing, Foundations of Stability, 1874-1889" period identified in the Historic Resources of Lawrence, Douglas County Kansas Multiple Property Documentation Form. This document was approved by the National Park Service in 2001 and identifies the building trends in relation to the history of Lawrence.

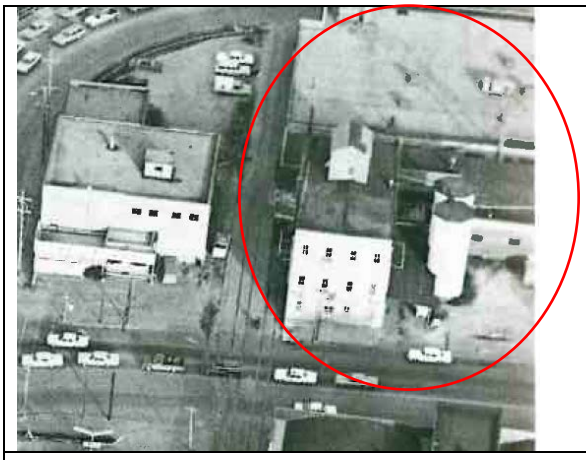
James B. Shane (December 5, 1840-December 28, 1913) moved to Lawrence with his family in May of 1878 and bought a photography studio in the 1000 block of Massachusetts Street. As business improved, Shane built a new studio at 615 Massachusetts Street. The building was built to serve as a photography studio and residence for the Shane family. The studio opened in August of 1885 and local newspapers described the building as an "ornament" in the downtown and a "beautiful addition to the city."

Shane continued his work as a photographer at this location until February 1902 when he accidently shot and killed a Kansas University student. At age 62, Shane was sent to the state penitentiary and his daughter, Juno Bell Shane (1873-1953) took over the photography business at 615 Massachusetts Street. In 1908 she married Herbert Thompson and the name of the studio changed to the Thompson Studio. The business remained at 615 Massachusetts Street until 1924.

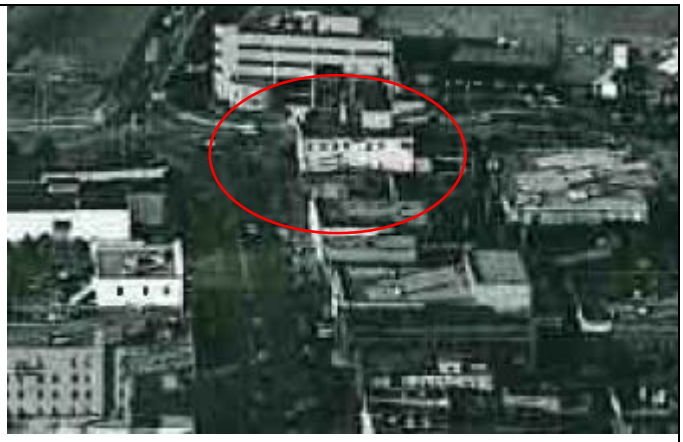
The building housed a variety of automotive and mechanical services until the 1970s when the building housed Community Mercantile co-op grocery store. The building is currently most often referred to as "Quinton's".

The 600 block of Massachusetts Street is shown as the primary street for the City of Lawrence in Searl's first layout for the city in 1854 and again in his 1858 plat for the city. It was anticipated that the city would develop from the river primarily to the south and the lots for this area included five lots for the north end of each block. Behind these north facing lots was an alley and in the 600 block of Massachusetts Street there were ten lots on each side of the street. The lots that faced

Massachusetts Street in the 600 block were platted into their current development pattern of 50' X 117' lots. Even in the early Sanborn Fire Insurance maps, many of the 50' lots supported two divisions of businesses combined with a party wall. In the 1889 Sanborn map, the north half of the 600 block is completely filled with structure with the exception a 25' vacant strip at 618 likely associated with one of the adjacent businesses as it had a horse shed at the east property line adjacent to the alley. According to the Sanborn maps, there were changes in structure sizes and associated driveways and storage areas throughout the historic period. By the 1949 map, the block is built out with the exception of some driveways and open space associated with adjacent businesses for storage. The J Underwood & Sons mill was located on the subject property in 1949.



1965



1980

Project Overview

The proposed project site combines Lots 2, 4, 6, 8, 10, and a portion of Lot 12 on Massachusetts Street in the Original Townsite and most of Lot 1 Block 1 of the World Company Addition No. 1, a replat of the original townsite lots on New Hampshire Street. Structures exist on all of the project area but the buildings are vacant. The approximate square footage of the footprint of all the structures is 56,100 sf. The dates of construction range from 1957 to 1995. The site is zoned CD: Downtown Commercial District.

The proposed project calls for the demolition of all of the existing structures located on the project site. There will be no new building construction at this time. The applicant proposes to leave the site vacant of structure for an undetermined amount of time and will instead grade and landscape the site. The proposed landscape plan is to install turf-grass for the entire site.

1. Certificate of Appropriateness Review

Chapter 22 of the Code of the City of Lawrence identifies that a Certificate of Appropriateness is required for projects that require a demolition permit within the environs of a property listed in the Lawrence Register of Historic Places. Environs refers to a context area in which the listed property is located. Environs are identified as 250' from the listed property. Chapter 22 states that the environs are not an extension of the boundaries of a listed property. For this reason, an application for a certificate of appropriateness for a project within the environs area receives the least stringent

scrutiny when the commission applies its Standards for Review as set forth in section 22-504. Because this is the least stringent review for projects, the code states that there is a presumption that the application should be approved. (Chapter 22-105)

Demolition is rarely positive for a neighborhood because it destroys spatial relationships that characterize the environs of historic properties. The proposed project site is directly across Massachusetts Street from the listed property. From the time of construction of the listed property to the present date, the majority of the 600 block of Massachusetts has had structure, predominately structure that was built to the front lot line of the properties. While most of the project buildings are not historic and do not contribute to the architectural character of the environs, they do maintain the spacial relationships of the environs. The consistent, organized appearance of the historic development in dense rows of one, two and three story commercial storefront buildings make up the single most identifying characteristic of downtown Lawrence's primary corridor. New construction in the environs has respected these traditional patterns by maintaining the current visual and physical relatedness among existing and new buildings thereby enhancing the character and appeal of the environs and the downtown area as a whole.

Staff is of the opinion the proposed project will significantly destroy the environs of the listed property. Specifically, the removal of all of the buildings across the street from the listed property destroys all of the spacial relationships the listed property has had with its environment from the construction date of 1885 to present. The project does not meet guidelines 1, 2, and 9 even when using the least stringent application of the guidelines.

According to the standards in Chapter 22, all effort should be made to provide a compatible use for a property that requires minimal alteration to the environment. While staff recognizes the necessary change in the use for the buildings, the proposed project is not a minimal alteration of the environs of the listed property. There may be solutions for the structures that would not completely destroy the environs until redevelopment is designed for the site. Because there is no definitive timeframe for redevelopment, the harm to the environs is immediate and will continue for an undetermined amount of time.

The proposed project will remove the distinguishing original qualities and character of the spacial relationships of the environs of the listed property. The removal of approximately 200' of building frontage, even with a portion of the existing building set back approximately 10', destroys the character of the environs by removing a key character defining element of the environs -the destruction of the wall plane created by the similar setbacks of buildings down Massachusetts Street. In addition, the removal of all of the structure along Massachusetts Street removes materials that are compatible with the existing environs and that reinforce the character of the environs. The building to be removed on Massachusetts Street has detailing and interest to help maintain the streetscape of the environs.

Chapter 22 does not discourage contemporary design for alterations, additions, or new construction; however, Chapter 22 states that the new alteration should not destroy the character of the environs. The removal of structure for a vacant site is not a contemporary design. Contemporary designs for properties in a commercial core of a city are typically structure or designed pocket parks. The proposed removal of the structures is not a contemporary design as it is not a design but rather minimal landscaping to cover existing vacant land. The project application does not indicate that the turf will be irrigated and this has the potential to create additional harm to the environs. The proposed project destroys the character of the environs by removing structure that continues the important patterns of the downtown area.

Overall, the proposed project does not meet the standards and guidelines in Chapter 22 because the demolition will immediately destroy the environs of the listed property and this destruction will continue until a new appropriately designed structure replaces the proposed vacant lot. There is no definitive timeframe for construction to occur; therefore, it is not known if the environs will be repaired.

2. Downtown Design Guidelines Review

The Downtown Design Guidelines were originally adopted by the Lawrence City Commission in 2001 and revised in 2009. The purpose of the guidelines is to ensure that development in the downtown area takes place in such a way as to maintain and enhance Lawrence's unique character and scale.

Per Chapter 20-308(f)(3) of the Land Development Code, staff reviewed the proposed project using the Downtown Design Guidelines. Staff determined that a staff level of review is not sufficient for the proposed project because all demolition in the overlay district must be approved by the City Commission. (23.2 And 23.3) Staff determined the proposed demolition does not meet the development and design standards for the Downtown Urban Conservation Overlay District as identified by the Downtown Design Guidelines Part II, 23, because the City Commission must approve the demolition.

Per City Code Chapter 20-308(g)(1), a person aggrieved by a decision of the city staff determining whether the development/design standards have been met may file a written appeal with the HRC. The applicant is appealing staff's determination to move forward with the demolition request as required by the Land Development Code.

The HRC should use the Downtown Design Guidelines to review this project. In addition to guidelines 23.2 and 23.3 in the demolition section of the guidelines used by staff in the staff review, the commission should evaluate the proposed project using all of the guidelines applicable to this project.

The design of a place, such as a downtown, is critical to the economic strength of a place. Section 4 of the Downtown Design Guidelines contains general urban design principles to maintain Lawrence's downtown sense of place. These principles identify forms and details that should continue to be achieved to continue and promote the strength of Downtown Lawrence.

It is important to review projects and project details to make certain that the proposed project will not impact the existing pedestrian-oriented forms of downtown. Pedestrian forms for downtown Lawrence include the creation of comfortable spaces that have changing storefronts at the pedestrian level. The rhythm created by this pattern provides interest and bolsters assurance that the area is safe and active. Currently there are very few breaks in this rhythm and the largest break is approximately 100'. The proposed absence of structure for this project is approximately 234' not counting the alleys to the north and south. This span of area without structure will also affect the perceived connectivity from City Hall to 11th Street which is part of the urban design principle 4.2.

Section 4 of the guidelines also encourages adaptive reuse, creativity, architectural diversity and exceptional design. The proposed project does not meet any of these guidelines. The reuse of structures allows for the continuity and character of the district to be maintained. The guidelines anticipate that there will be new construction in the district, but they direct property owners and review bodies to consideration adaptive reuse. The guidelines for general urban design principles also encourage designs that will continue and enhance the existing built environment. Creativity, architectural diversity, and exception design are three examples of how to achieve this goal. The proposed project does not utilize adaptive reuse nor does it create a replacement that is creative or of exceptional design. The open green space does not add architectural diversity to the district.

The proposed project does not meet the guidelines in Section 4 for emphasizing the mixed-use core of development for the district. It also alters the streetscape pattern, and removes the transition from the entrance areas to the downtown to the buildings of downtown. The streetscape pattern for the district is one of the primary character defining elements of the district. Several sections in the guidelines are dedicated to the continuation of the existing patterns in the district. The removal of the street to sidewalk to building removes this pattern from the 600 block of Massachusetts Street and the 600 block of New Hampshire Street that already has a gap in this pattern. The existing gap in the 600 block of New Hampshire Street is a good example of how the streetscape pattern is critical to the active use of the area.

The demolition section of the design guidelines introduction states:

> In the interest of controlling the long-term effects of demolition on Downtown Lawrence, careful thought should be given to a project before the option of demolition is exercised. In reviewing alternatives for treatment of a particular building or site, demolition should be considered a 'last measure.'

While the applicant has provided information on why they would like to demolish the structures on the project site, the information provided does not indicate that this is a 'last measure' for the property. The overall desire is to remove the properties is to allow for the marketing of the site for a new use and potential new construction. Because this is speculative, there is no date certain when the property will develop. Like other vacant lots in the district, it is possible that the property could remain vacant for years. Careful thought for the demolition of properties should include the evaluation of the harm that the demolition may cause the district both in the short term and in the long term if the property is not developed. Staff is of the opinion the effects of demolition in the district are exacerbated when the removal of structures has no replacement plan or timeline for a replacement structure. It is difficult to view the proposed project as a 'last measure' as the applicant has not identified the previous measures that have been undertaken to preclude the demolition of the structures.

The demolition section of the guidelines includes that documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.

Guideline 23.1

> Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.

While the applicant has provided the required documentation to meet 23.1, the information provided does not clearly articulate the structural conditions of the structures to be removed. Typically this request is used by staff and the HRC to determine if there is the possibility to reuse the existing structures. As the sole purpose of the project is to remove the structures to market the vacant land, this documentation and proposed elevations may not be necessary because the reason for the demolition is not based on the structural conditions of the buildings or proposed new construction, but rather the owner's desire to create an open site.

Overall, the project does not meet the intent of the Downtown Design Guidelines because there is no replacement structure to continue the important character defining elements of the district and the applicant has not provided information that this is the only possibility for the site. In addition, the unknown timeline for reconstruction on the site creates a vacant lot that destroys many of the existing characteristics of the district and does not meet the intent of the urban design principles included in the guidelines.

E. STAFF RECOMMENDATION

Certificate of Appropriateness Review

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission deny the Certificate of Appropriateness for demolition and make the determination that the proposed project encroaches upon, damages and destroys the listed

historic property and its environs. Specifically, the removal of all structure on the east side of Massachusetts Street removes the historic building streetscape pattern, a character defining element of the context area, and creates a large open grass area that has never existed since the listed property was constructed.

Downtown Design Guidelines Review Appeal

The guidelines require the City Commission review and approve any demolition in the Downtown Urban Conservation Overlay District.

In accordance with the *Downtown Design Guidelines*, the standard of evaluation, Staff recommends the Commission deny the proposed demolition and make the determination that the proposed project does not meet the guidelines.

Staff is of the opinion the proposed project does not meet the following guidelines based on the information included above in the Downtown Design Guidelines review:

4.1 Promote pedestrian-oriented urban forms.
4.2 Maximize connectivity and access.
4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
4.4 Encourage creativity, architectural diversity, and exceptional design.
4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
4.8 Promote safety and appeal through appropriate boundaries and transitions.

Staff is also of the opinion that the proposed demolition does not meet the intent of the introduction to the demolition section of the guidelines document.

The proposed demolition, although through no fault of the applicant, does not meet the following guidelines:

23. Demolition

23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.
23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

City of Lawrence
PLANNING & DEVELOPMENT SERVICES

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Lawrence, Kansas 66044
p. (785) 832-7700
f. (785) 832-3110
www.lawrenceks.org/pds
buildinginspections@lawrenceks.org

DEMOLITION PERMIT APPLICATION

Date: April 18, 2016

Site Address: 609 New Hampshire Street, Lawrence, KS 66044

Legal Description: See Attached

Block Lot Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: Dolph C. Simons III Date: April 18, 2016

Applicant Name (Print): The World Company Phone: 785-423-1338

Email: dolphsimons@gmail.com

Property Owner Signature: Dolph C. Simons III Date: April 18, 2016

Property Owner Name (Print): The World Company, by Dolph Simons III Phone: 785-423-1338

Email: dolphsimons@gmail.com

Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): [Owner]

Address:

Email: Phone:

Brief Description of Structure:

Six structures that formerly served for printing and distribution of newspapers, and related offices.

Contractor Company Name: King Construction

Contact Name: Jennifer Best

Address: 205 Walnut Street, Oskaloosa, KS 66066

Email: jenni@kings-const.com Phone: 785-863-2534

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).

Legal Description: 609 New Hampshire Street, Lawrence, KS 66044

THE WORLD COMPANY ADD NO 1 REPLAT OF ODD NUMBERED LOTS 1-19 & EVEN NUMBERED LOTS 6-20 ON NEW HAMPSHIRE STREET, LEVEE LOTS 16, 17, 18 & ALL THAT PORTION OFTHE VACATED ALLEY LYING NORTH & EAST OF SAID LOT 6 ON NEW HAMPSHIRE STREET & TOGETHER WITHALL APPROPRIATE PORTIONS OF VACATED ALLEYS LYING ADJACENT TOSAID LOTS AS NOTED BLK 1 LT 1; ALSO MASSACHUSETTS STREET LTS 4, 6, 8 & 10 & LT 2, LESS W 85 FTOF N 10 FT & VAC ALLEY ADJ TO SD LTS ORDER OF VAC 01/19/1988 & 03/15/1988 (U00955A01 & U00963-03A COMBINED 2002)

6425 SW 6th Avenue
Topeka, KS 66615

Kansas

phone: 785-272-8681
fax: 785-272-8682
cultural_resources@kshs.org

Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director

KSR&C No. 16-04-076

April 13, 2016

C.L. Maurer
Senior Landscape Architect
Landplan Engineering
1310 Wakarusa Drive
Lawrence, KS 66049

Via E-Mail

RE: Lawrence Journal-World Demolition
City of Lawrence
Douglas County

Dear Mr. Maurer:

The Kansas State Historic Preservation Office has reviewed the materials received April 8, 2016, in accordance with the Kansas Department of Health and Environment's requirement for a Notice of Intent for Stormwater Runoff from Industrial Activity. According to our records, the project is located immediately adjacent to the Downtown Lawrence Historic District, listed in the National Register of Historic Places. In order to determine the nature of impacts to historic properties as defined in 36 CFR 800 (Section 106 of the National Historic Preservation Act), our office will need additional information (dates of construction and historic background) regarding the buildings proposed for demolition. Also, be aware that the project will be subject to review by the City of Lawrence.

This information is provided at your request to assist you in identifying historic properties, as specified in 36 CFR 800 for Section 106 consultation procedures. If you have questions or need additional information regarding these comments, please contact Tim Weston at 785-272-8681 (ext. 214) or Sarah Hunter at 785-272-8681 ext. 225. Please refer to the Kansas Review & Compliance number (KSR&C#) above on all future correspondence relating to this project.

Sincerely,

Jennie Chinn
Executive Director and
State Historic Preservation Officer

Timothy Weston for

Patrick Zollner
Deputy State Historic Preservation Officer

Cc: Lynne Zollner, City of Lawrence

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 609 New Hampshire Street, Lawrence, KS 66044

Legal Description (*may be attached*) Attached as Exhibit 1.

OWNER INFORMATION

Name(s) The World Company

Contact Dolph Simons III or Linda deMenocal

Address P.O. Box 888

City Lawrence State KS ZIP 66044

Phone (785) 423-1338 Fax (___) _____

E-mail dolphsimons@gmail.com Mobile/Pager (785) 423-1338

APPLICANT/AGENT INFORMATION

Contact The World Company

Company Dolph Simons III or Linda deMenocal

Address P.O. Box 888

City Lawrence State KS ZIP 66044

Phone (785) 423-1338 Fax (___) _____

E-mail dolphsimons@gmail.com Mobile/Pager (785) 423-1338

Existing Zoning	Existing Land Use Unused/vacant. Former printing & office.	Proposed Land Use Temporarily vacant turf lot.	
Total site area 69,000 sq ft	Current Appraised Value - county $3,229,700	Existing Building Footprint Approx. 52,500 sq ft	Open Space Area Entirety
# of Buildings 6	Estimated Cost of Construction Est. Cost of Demo: $160,000+	Proposed Building Footprint Not applicable - demolition only	Pavement Coverage Not applicable
Are you also submitting any of the following applications?			
☐ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☒ Other (specify) Demolition Permit Application & Application for Certificate of Appropriateness		

Property
Address: 609 New Hampshire Street, Lawrence, KS 66044

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

The project is to remove from the site the structures of the existing press room facility, warehouse, distribution center, mail room, and related offices. Due to changes in the newspaper industry, the existing structures are no longer needed, and their presence on the site is a substantial impediment to redevelopment. The existing structures do not lend themselves to feasible reuse, and their specific uses are not appropriate for the downtown area. After nearly two years of marketing the property it is clear that the presence of the structures is impeding the sale and redevelopment of the site. Maintaining the deteriorating structures is also an undue financial burden, with no reasonable chance of recouping those costs.

As part of the demolition process the property will be graded with top soil and the owner will plant and maintain turfgrass such that the property will have the appearance of a park like setting until such time as redevelopment occurs. The applicant notes that it owns properties immediately adjacent to the subject site, and that related entities own the historic News Center building at Seventh and New Hampshire Streets. Thus, maintaining the landscaping at the subject property is extremely important to the applicant.

A rendering showing the site after demolition is attached, and additional renderings from a street level view are being prepared in light of comments made at the presubmittal meeting. Because the property is at the end of the block and adjacent to a City parking lot, the project will not create a "gap tooth" break in the street frontage viewscape.

Reason for Request:
(Attach additional sheets if necessary)

See above. It is also noted that the structures are not historically significant in design or materials, with the majority of the structures having been built in the 1950s and 1980s, with smaller pieces in the 1960s and 1990s.

Photos of the structures, interior and exterior, are attached.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Jennifer Best

Company King Construction

Address 205 Walnut Street

City Oskaloosa State KS ZIP 66066

Phone (785) 863-2534 Fax (___) _____

E-mail jenni@kings-const.com Mobile/Pager (___) _____

REQUIRED ATTACHMENTS:

- ☒ **Photographs of existing structure and site**
- ☒ **Scaled or dimensioned site plan**
- ☐ **Scaled elevation drawings** Not applicable - demolition
- ☐ **Scaled or dimensioned floor plans** Not applicable - demolition
- ☐ **Materials list** Not applicable - demolition
- ☒ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date 4-18-16

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
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Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE The World Company, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 18th day of April, 2016, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 609 New Hampshire Street, Lawrence, KS 66044 (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner _____ Owner _____

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 18th day of April, 2016,

by Dolph Simons III.

My Commission Expires: _____

Michaelah Johnson
Notary Public

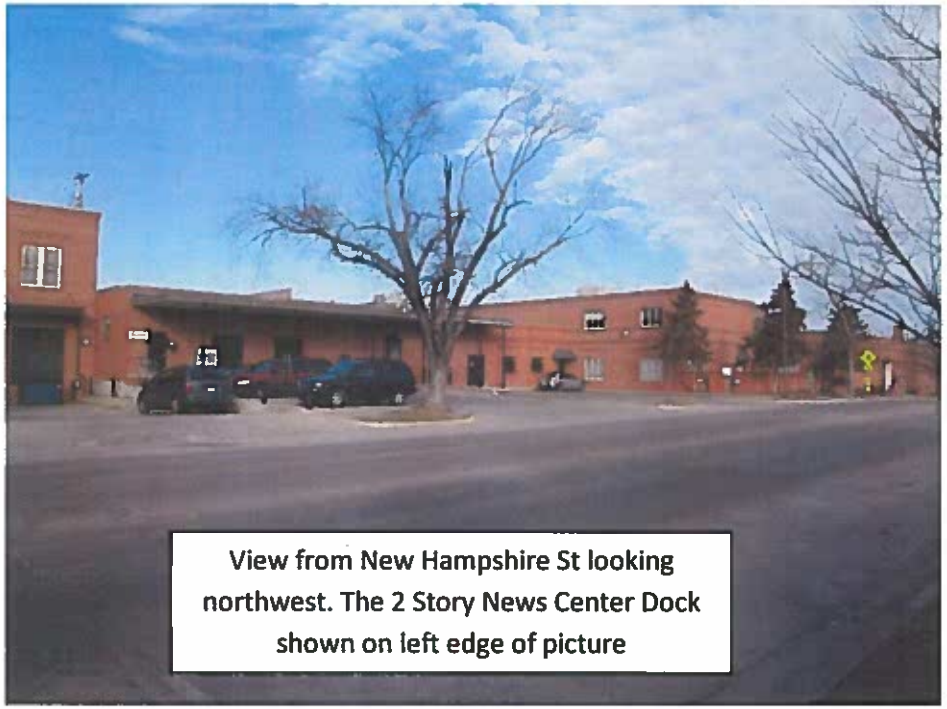
MICHAELAH JOHNSON
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 2-26-19

EXHIBIT 1

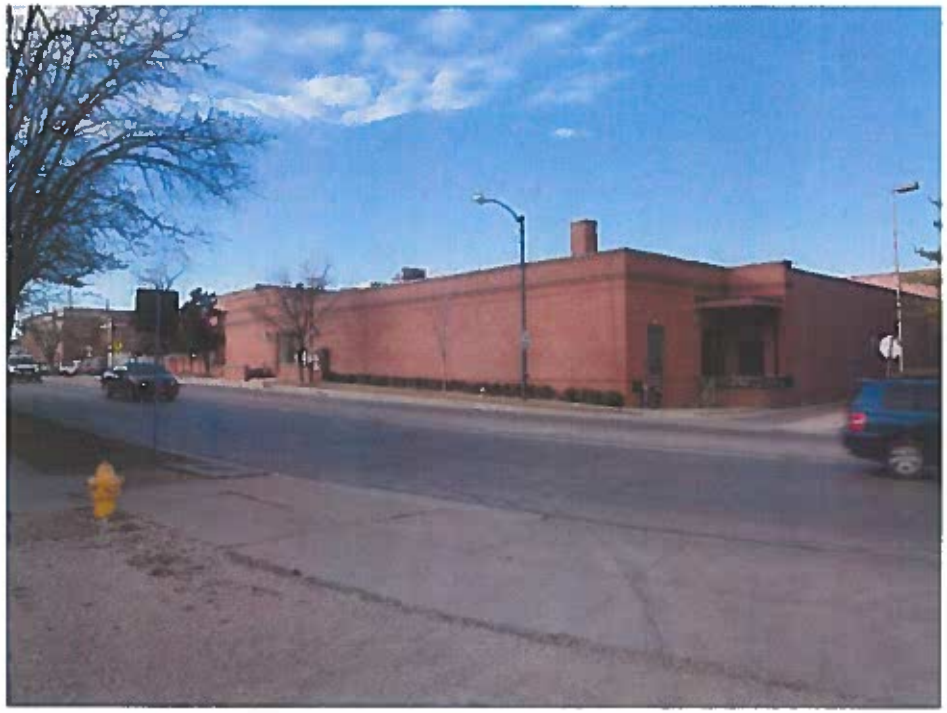
Legal Description: 609 New Hampshire Street, Lawrence, KS 66044

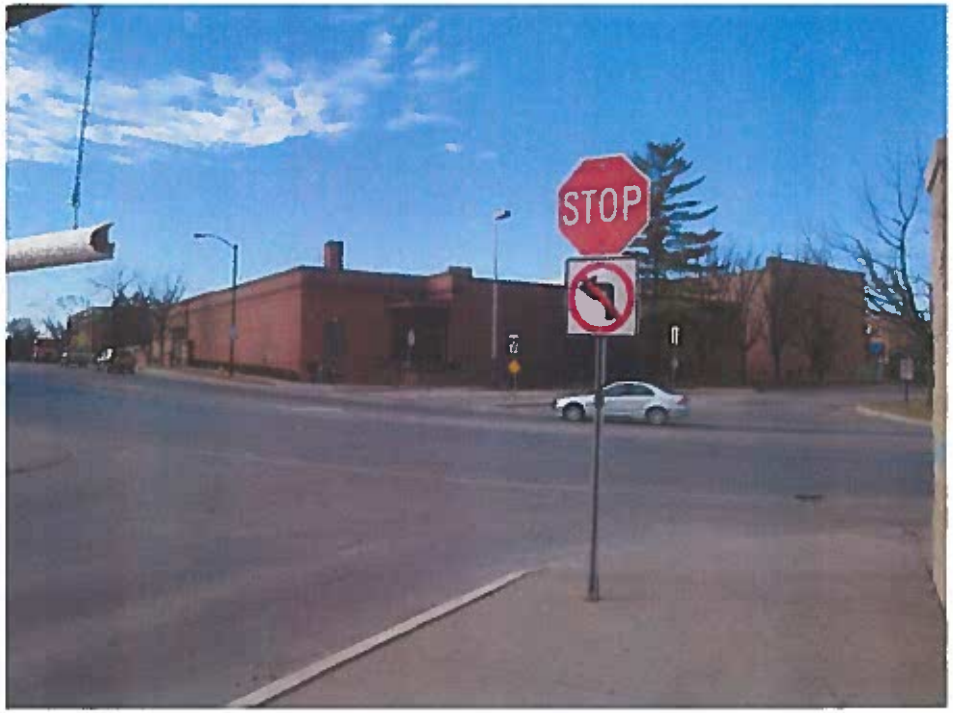
THE WORLD COMPANY ADD NO 1 REPLAT OF ODD NUMBERED LOTS 1-19 & EVEN NUMBERED LOTS 6-20 ON NEW HAMPSHIRE STREET, LEVEE LOTS 16, 17, 18 & ALL THAT PORTION OFTHE VACATED ALLEY LYING NORTH & EAST OF SAID LOT 6 ON NEW HAMPSHIRE STREET & TOGETHER WITHALL APPROPRIATE PORTIONS OF VACATED ALLEYS LYING ADJACENT TOSAID LOTS AS NOTED BLK 1 LT 1; ALSO MASSACHUSETTS STREET LTS 4, 6, 8 & 10 & LT 2, LESS W 85 FTOF N 10 FT & VAC ALLEY ADJ TO SD LTS ORDER OF VAC 01/19/1988 & 03/15/1988 (U00955A01 & U00963-03A COMBINED 2002)

Journal World Building Exterior Pictures

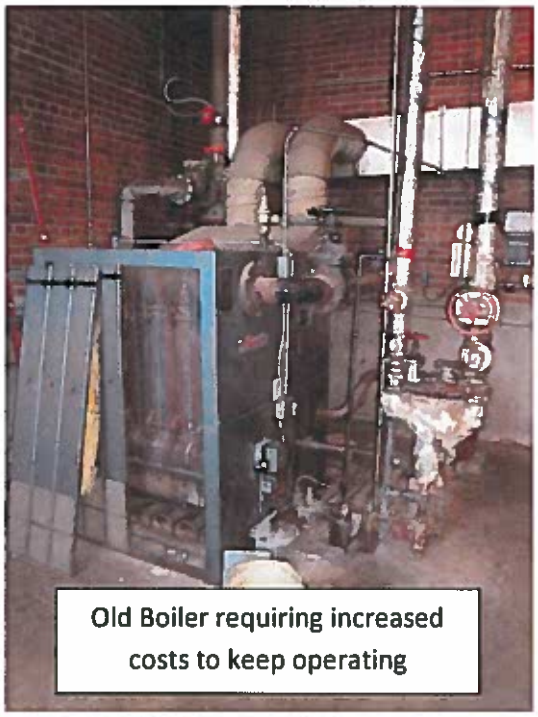


View from New Hampshire St looking northwest. The 2 Story News Center Dock shown on left edge of picture





Journal World Facility Pictures
"Age Related Issues"



Old Boiler requiring increased costs to keep operating

Birds' Eye View

WEST

EAST

SOUTH

Outlines are approximate only

Building Street Front – New Hampshire Street

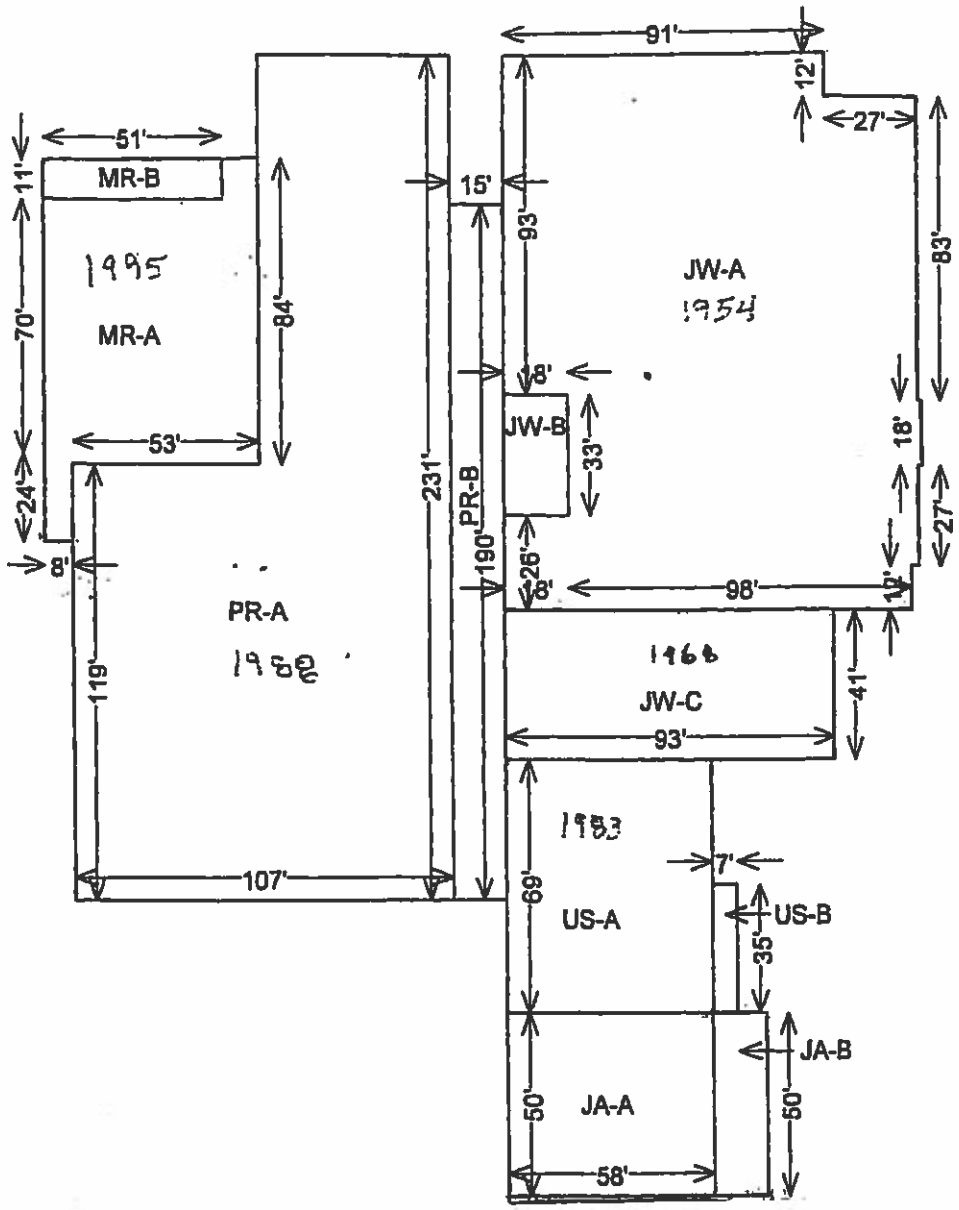
SOUTH

NORTH

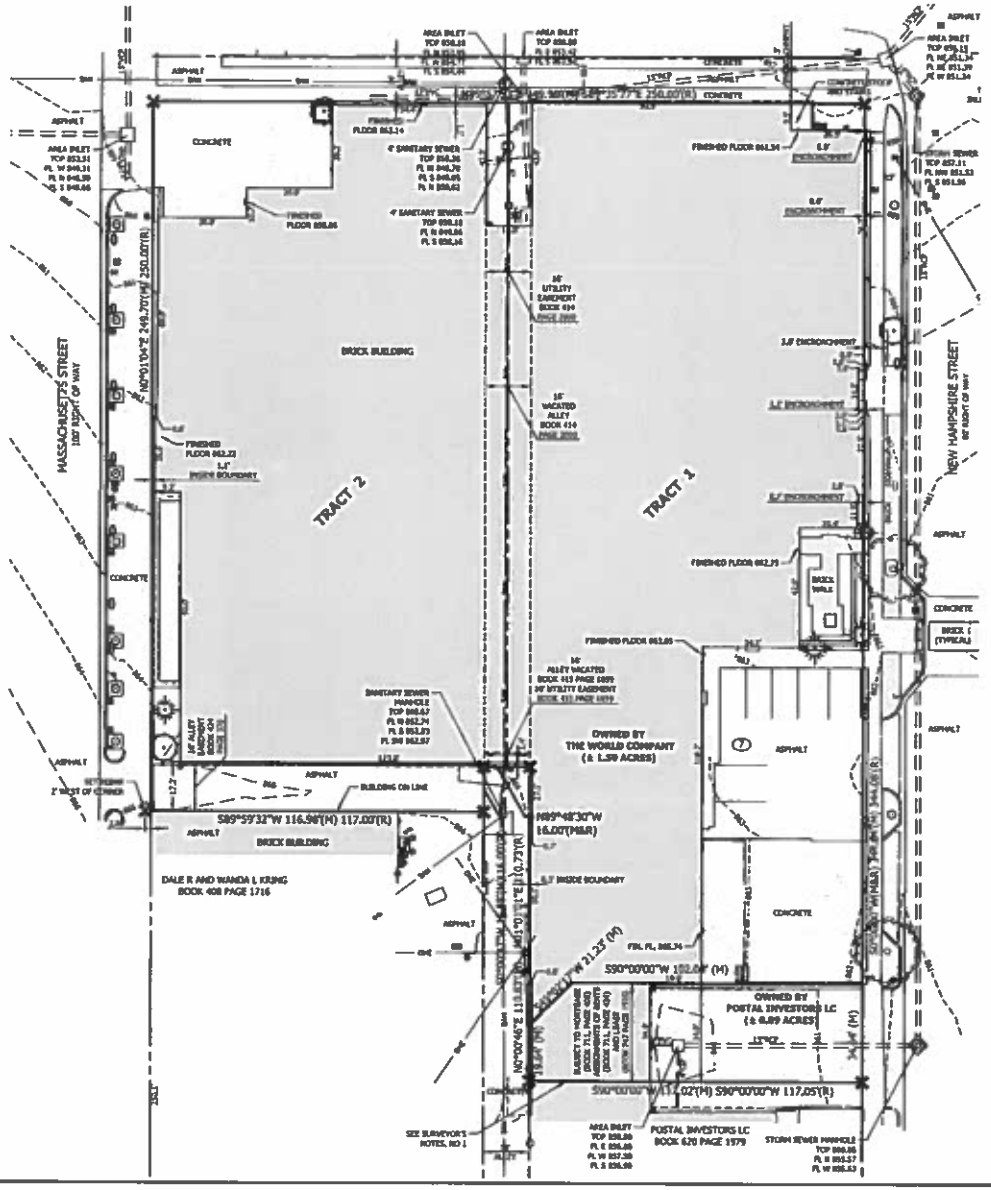
New Hampshire Street in center of photo. Looking West.

Outlines are approximate only

Lawrence Journal World - Dimensions



ALTA\ACSM LAND TITLE SURVEY



SCALE: 1" = 30'

DESCRIPTION:

TRACT 1:

LOT 1 IN BLOCK 1, IN THE WORLD COMPANY ADDITION NO. 1, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

TRACT 2:

LOTS 2, 4, 6, 8 AND 10, ON MASSACHUSETTS STREET, IN THE CITY OF LAWRENCE, TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJACENT TO SAID LOTS.

ITEMS CORRESPONDING TO SCHEDULE B OF TITLE COMMITMENT NO. 31120861, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND DATED OCTOBER 1, 2014

8. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION NO. 6995, IN BOOK 1086, PAGE 642.
9. THE ORDER OF VACATION WHICH RESERVES EASEMENTS FOR PUBLIC UTILITIES, RECORDED IN BOOK 414, PAGE 2000, IS SHOWN HEREON.
10. THE ORDER OF VACATION WHICH RESERVES EASEMENTS FOR PUBLIC UTILITIES, RECORDED IN BOOK 415, PAGE 1859, IS SHOWN HEREON.
11. THE EASEMENT FOR AN ALLEY, RECORDED IN BOOK 424, PAGE 378, IS SHOWN HEREON.
12. THE TREE PLAN RECORDED IN BOOK 604, PAGE 387, AFFECTS ONLY THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF "THE WORLD COMPANY ADDITION NO. 1" SUBDIVISION.
13. THE AGREEMENT RECORDED IN BOOK 949, PAGE 272, AFFECTS ONLY THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF "THE WORLD COMPANY ADDITION NO. 1" SUBDIVISION.
14. THE AGREEMENT RECORDED IN BOOK 1827, PAGE 2226, AFFECTS ONLY THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF "THE WORLD COMPANY ADDITION NO. 1" SUBDIVISION.
17. THAT PORTION OF THE SUBJECT PROPERTY AFFECTED BY THE MORTGAGE RECORDED IN BOOK 711, PAGE 408, IS SHOWN HEREON.
18. THAT PORTION OF THE SUBJECT PROPERTY AFFECTED BY THE ASSIGNMENT OF RENTS RECORDED IN BOOK 711, PAGE 424, IS SHOWN HEREON.
19. THE MEMORANDUM OF LEASE RECORDED IN BOOK 747, PAGE 1536 AFFECTS ONLY THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF LOT 1, BLOCK 1, THE WORLD COMPANY ADDITION NO. 1.
20. THE ASSIGNMENT OF RENTS RECORDED IN BOOK 711, PAGE 418 AFFECTS ONLY THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF LOT 1, BLOCK 1, THE WORLD COMPANY ADDITION NO. 1.

BARTLETT & WEST

ALTA-ACSM LAND TITLE SURVEY
ON NEW HAMPSHIRE STREET
CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

DESIGNED BY	
DRAWN BY	LJH
APPROVED BY	KJB
CAD FILE	106-45.DWG
SCALE	AS NOTED
DATE	OCT 2014
SHEET NO.	V01
SHEET TITLE	
	2 of 2

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-16-00235
STAFF REPORT

A. SUMMARY

DR-16-00235 826 Rhode Island Street; Demolition and New Construction; State Law Review. The structure is a non-contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places. Submitted by Paul Werner Architects for James and Doni Slough, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to demolish the structure located at 826 Rhode Island Street and build a new duplex. The Historic Resources Commission approved the demolition and new construction of a similar design on July 31, 2014.

The new duplex will be an approximately 63' X 39.5' frame structure with a concrete crawl space foundation located 5' from the north and south lot lines, 17' 3" from the west property line and 37' from the east property line (adjacent to the alley). The two story duplex will be approximately 37' to the roof peak with gabled roof and pitch of 6:12. The front porch will have a roof pitch of 3:12 and the two entrances are delineated by the recess section of the porch on the north end. The front porch is approximately 7' in depth at the south end and 6'-3" in depth at the north end. One set of stairs in line with the change in porch plane provides access to the two entrances. The porch is framed by 4 columns identified as battered wood square columns. The entrance to the second

unit is stepped back approximately 6' from western most face of the structure. The front (west) elevation has a single set of paired windows to opposite sides of the entrances giving a nearly symmetrical appearance to the fenestration pattern on the first level. There are three equally sized windows on the upper story and a smaller window on the south stepped back portion of the structure is also visible on the west elevation. The north and south elevations have single and paired windows. The rear (east) elevation has two single windows to the north of the rear door, a small porch and set of stairs projecting to the east. The attic vents on the west and north elevations provide additional fenestration. The roof will be asphalt shingle and the sheathing for the structure will be 5 ½" fiber-cement lap siding. Approximately 8" to 12" of the concrete foundation wall will be visible above grade. Windows will be composite (identified as Anderson 100 Series a reclaimed wood fiber with PVC polymer that is fused together) single hung windows. The decks will be constructed of wood with wood trim and wood framed steps. Doors will be insulated fiberglass.

The 20' X 20' accessory two-car garage will be located approximately 5'-2" from the south property line, 9'-6" from the alley and 7'-6" from the rear of the primary structure. The garage will be similar frame construction on a concrete slab. The roof pitch will be 6:12 and will also be asphalt shingle. The sheathing will match the 5 ½" lap siding on the primary structure. The double garage door will face the alley (east). A single door will be located on the north and west side of the garage for additional access. 4 tandem parking spaces will be provided to the north of the two-car garage. The parking area will be constructed of 4" concrete.

A trash enclosure will be located off the alley at the south eastern most corner of the lot. Landscaping will be provided between the parking garage and the tandem parking as well as to the north of the tandem parking area.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards (State Preservation Law Review)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity

of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

D. STAFF ANALYSIS

The structure located at 826 Rhode Island Street was constructed c.1910. It is listed as a noncontributing structure to the North Rhode Island Street Historic Residential District because significant alterations have compromised the integrity of the structure. The historic district is the listed property and individual buildings, structures, and objects contribute to the significance of the district. While this noncontributing property does not meet the criteria for recognition as a contributing property, it does not noticeably detract from the historic district's sense of time, place and historical development. In fact, the demolition, expansion and exterior rehabilitation of noncontributing properties can affect the overall character of the district. Noncontributing elements should be evaluated on a case by case basis and changes to noncontributing elements should be evaluated for the magnitude of impact by considering size, scale, design, and location.

The applicant proposes to demolish the existing noncontributing structure located at 826 Rhode Island Street. Staff has completed a cursory exterior review of the structure. Staff has not viewed the interior of the structure. The applicant has provided some interior photos to show the condition of the structure. The applicant has also provided information on the existing condition of the structure. Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the listed properties. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. However, staff is of the opinion that this noncontributing resource cannot be returned to a contributing resource and can be removed without harming the overall character of the district if compatible new construction is developed.

<u>Revised Plans for New Construction</u>

The Historic Resources Commission at their meeting on July 31, 2014 approved the demolition of the existing structure located at 826 Rhode Island Street and the new construction of a duplex. The conditions of approval were not completed because building permit documents were not submitted for the ARC to review and approve. Since that time, the applicant has revised the proposed replacement structure to reflect the description found in the project description above. Changes include the removal of the living space in the basement, the expansion of the footprint to accommodate the change for the removal of the basement space, the reduction in the west/primary porch depth, the reduction in the setback from the property line on the west to the front plane of the southernmost elevation of the structure, the removal of green space between the primary structure and the garage, change in east porch location, and changes in fenestration patterns and window sizes.

New construction in historic districts should respect the size, scale, massing, setbacks, and materials of the historic district. The North Rhode Island Street Historic Residential District includes a variety of vernacular architecture. The majority of the structures are modest in size and are 1, 1½, and 2 stories in height. Typically, larger structures are located on corner lots or on parcels that combine a lot and ½ or 2 lots. The majority of the structures have green space setbacks on at least one side while the primary structure may be centered on the lot or located closer to one side of the lot. Most structures are sited to have a rear yard. Detached garages are placed on or close to the alley. Like the typical lots in the historic district, the subject lot is 50' X 117'.

The changes to the project from the 2014 approved project create some challenges for compatibility. Staff continues to be concerned about the overall footprint of the structure which has increased, although moderately, from the original project. The size of the proposed structure is large for this lot and block in the historic district. Typically, large structures in the district are located on the corner lots or on a lot and a half. While the proposed structure meets the setback requirements for the zoning district, it is not typical for this area of the historic district. The original plan sought to mitigate the size and mass of the new structure by providing additional setbacks for portions of the north and south sides of the structure. These proposed setbacks did help to break the primary/western elevation plane to reduce the visual appearance of the size and mass of the structure. With the revised plan, these setbacks on both the north and the south have been reduced thereby reducing the effectiveness of the mitigation. The revision creates a front porch that is only 6' to 7' wide, reduces the setback of the northwestern corner of the building from the west wall plane 16' to 12', and reduces the setback of the southern portion of the structure from 22' to 14'. The south elevation from east to west has increased from 50' to 55' and the north elevation from east to west has increased from 38' 8" to 47'. While all of the front yard setbacks are within the range of setbacks that exist in the district, the overall appearance of the structure will seem larger as it encompasses approximately 40' of the lot from north to south.

The reduction in the depth of the porch is a concern as it may no longer be actively used because of the reduction in depth. The previous plan showed porch depth of 8' 6" and 8' 3". The depth of a porch should be in direct correlation to the overall size and design of the structure and the size of the porch. For a large two story structure of the proposed design, the porch depth should be 8' at a minimum.

Another alteration on the west elevation from the previous plans is the change in window size on

the west elevation of the southernmost portion of the structure. Originally this window was similar to the size of the other windows on the west elevation. The window has been changed to a smaller window that creates an odd scale for the façade. As this portion of the structure has been moved closer to the public right-of-way, staff is of the opinion that the window should be larger, of a similar size to the other windows on the façade, and have a similar design for the surround. The floor plans indicate that this is a laundry room and should have the available space on the western wall to accommodate this change.

The greatest concern for staff is the removal of all of the greenspace to the east of the primary structure with the small exception of a 4' landscape bed between the garage and the parking pad and a very small 2' 11" landscape strip on the northern edge of the parking pad. The location of the garage into the rear yard 29½ ft and the parking pad location into the rear yard 36' reduce the space between the primary structure and the parking areas by 7½ ft and 4 ft. respectively. The combination of the garage placement, the parking pad placement, the patio space between the primary structure and the garage, and the increase in the footprint further into the rear yard create an entire rear yard that is paved. This design has no continuity with the rest of the district's spacial relationships of front yard/structure/rear yard/parking area.

The garage placement with doubled stacked parking beside it is not a form that is typical for the district nor is it a historic pattern. Typically, garages are placed on the alley or setback just enough to allow a car to enter from the alley. The Land Development Code only requires the garage to be setback from the alley 5'. The proposed setback for the garage is 9½'. The proposed placement of the garage leaves 7½' between the garage and the primary structure. The parking pad to the north extends from the alley to the west 36'. This leaves a space of 4' from the pad to the primary structure. Stacked parking is not typical in the district. The HRC approved this stacked parking design with the 2014 approval contingent on review by the Planning Director for compliance with the interpretation of the Land Development Code parking design for duplexes. The Planning Director reviewed and approved the parking design shown in this application. However, the HRC requested that the applicant work with staff for the final placement of the garage with the building permits. The final placement of the garage has not been approved. Staff continues to be of the opinion the garage should be located 5' from the east property line adjacent to the alley. This would allow for a greater separation between the garage and the primary structure although it will only be a change from 7½' to 12'. With the proposed expansion of the building footprint, this additional space should help the overall feel of separation from the primary structure to the garage.

Moving the garage placement to 5' from the alley will create additional space between the garage and the primary structure, however this space will only be approximately 348 sf including the 4' landscape buffer between the garage and parking pad. Staff is of the opinion that this amount of greenspace is not sufficient to continue the historic district rhythm of rear yard spaces. While the increase in the footprint is due to the removal of the occupied basement space, there may be some alterations to the interior space that would allow for a reduction in the footprint thereby creating additional rear yard space. Staff would propose the reconfiguration of the interior units to remove the identified powder rooms, reduce the size of the mechanical closets, and redesign the master bedrooms with baths so that the bath can be accessible from both the bedroom and the hall. This reconfiguration should allow for the overall reduction of the footprint and increase the rear yard space. In addition, moving the parking pad to the north property line would allow for the landscape

space between the garage and the parking pad to increase to almost 6' which will be a more sustainable landscape area and will help to bring some connection to the rear yard green space. This design should make the rear yard appear larger.

Staff has had ongoing conversations with the applicant. The applicant is working on a modified design that will address staff's concerns. Because a large portion of the proposed alterations includes the reconfiguration of interior spaces, additional time is needed for the applicant to propose a revised plan that is consistent with staff's recommendation. The applicant has agreed to place the garage 5' from the alley and to move the parking pad to the north property line to create the increased landscaped area between the garage and the parking pad. The applicant has also agreed to changing the window on the façade and increasing the porch depth.

If the applicant can reduce the overall footprint of the structure to achieve additional greenspace in the rear yard and complete the changes that have been agreed upon, staff is of the opinion the project will not encroach upon, damage, or destroy one or more listed historic properties.

If the alterations to the project have not been submitted as proposed, staff recommends that the project be sent to the Architectural Review Committee for evaluation and discussion of design alternatives to achieve the compatibility of the project with the district.

E. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the amended project and make the determination that the amended project does not encroach upon, damage, or destroy one or more listed historic properties.

Staff also recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____
_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property **826 Rhode Island**

Legal Description (*may be attached*) **Rhode Island Street, Lot 58**

OWNER INFORMATION

Name(s) **James Slough**

Contact **James Slough**

Address **PO Box 763**

City **Lawrence** State **Kansas** ZIP **66044**

Phone (**785**) **841-3479** Fax (___) _____

E-mail **troutdadd@aol.com** Mobile/Pager (___) _____

APPLICANT/AGENT INFORMATION

Contact **Paul Werner**

Company **Paul Werner Architects**

Address **123 W 8th Street, Suite B2**

City **Lawrence** State **Kansas** ZIP **66044**

Phone (**785**) **832-0804** Fax (**785**) **832-0890**

E-mail **paulw@paulwernerarchitects.com** Mobile/Pager (**785**) **979-2243**

Existing Zoning **RM24**	Existing Land Use **Single Family/Rental**	Proposed Land Use **Duplex**	
Total site area **5,850**	Current Appraised Value **$80,500**	Existing Building Footprint **1,120**	Open Space Area **4,730**
# of Buildings **1**	Estimated Cost of Construction **$130,000**	Proposed Building Footprint **2,617**	Pavement Coverage **1,280**
Are you also submitting any of the following applications?			
☒ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☐ Other (specify)		

Property
Address: 826 Rhode Island

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

We will raze the existing house, and build a new duplex.
The new duplex will look like a single family home from the street view, with a detached 2 car garage off alley.
Garage to be between 5 ft-10 ft off alley.
Tandem parking will have 4 ft landscape buffer between house and concrete.

Reason for Request:
(Attach additional sheets if necessary)

To demolish a non-contributing structure and create a new duplex.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Paul Werner

Company Paul Werner Architects

Address 123 W 8th Street, Suite B2

City Lawrence State Kansas ZIP 66044

Phone (785) 832-0804 Fax (785) 832-0890

E-mail paulw@paulwernerarchitects.com Mobile/Pager (785) 979-2243

REQUIRED ATTACHMENTS:

- ☐ **Photographs of existing structure and site**
- ☐ **Scaled or dimensioned site plan**
- ☐ **Scaled elevation drawings**
- ☐ **Scaled or dimensioned floor plans**
- ☐ **Materials list**
- ☐ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s))/(duly authorized agent),(Circle One)** of the aforementioned property. By execution of my/our ~~signature, I/we do hereby~~ officially apply for design review approval as indicated above.

Signature(s): RHutchens Date 5.17.2016

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

Lawrence Douglas County
Metropolitan Planning Office
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
http://www.lawrenceplanning.org\

OWNER AUTHORIZATION

I, **James Slough**, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 3 day of April 2014, make the following statements to wit:

1. I the Undersigned, on the date first above written, am the lawful owner in fee simple absolute of the following described real property:

RHODE ISLAND STREET, LOT 58, LAWRENCE, DOUGLAS COUNTY, KANSAS

2. I the undersigned, have previously authorized and hereby authorize **Paul Werner Architects** (Herein referred to as "Applicant"), to act on my behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding **826 Rhode Island, Lawrence, Kansas** (common address),the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner _____ Owner _____

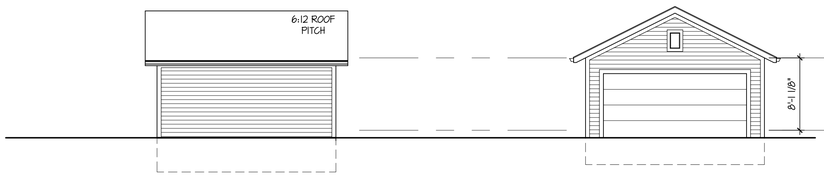
STATE OF Kansas
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 3 day of April, 2014,
by James Slough.

My Commission Expires: 04.16.17

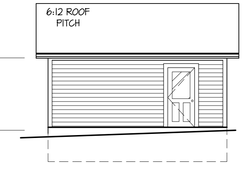
Notary Public _____

NOTARY PUBLIC - State of Kansas
TIFFANY RUSE
My Appt. Expires 04.16.17



RIGHT SIDE ELEV.
SCALE: 1/8" = 1'- 0"

REAR ELEVATION
SCALE: 1/8" = 1'- 0"



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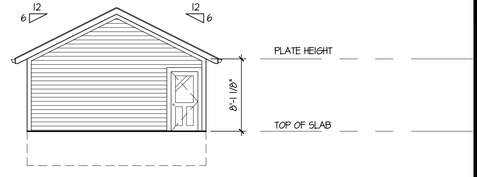
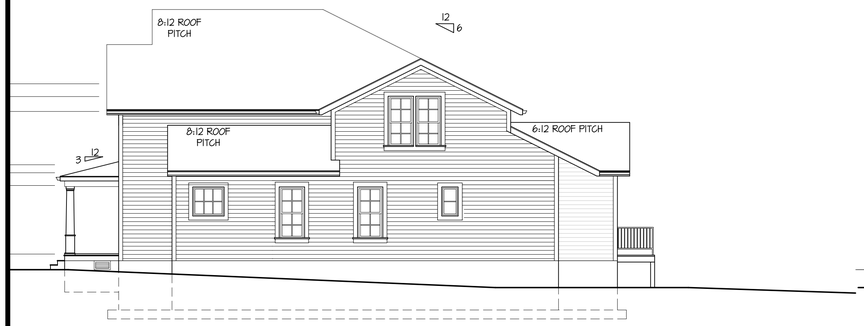
SCALE: 1/8" = 1'- 0"



FRONT ELEVATION
SCALE: 1/8" = 1'- 0"



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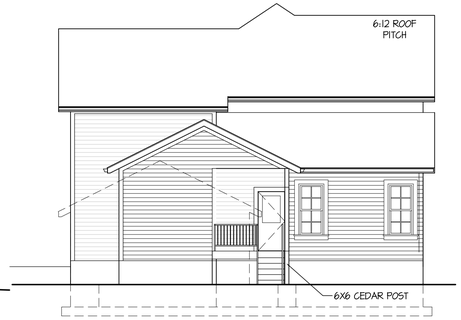

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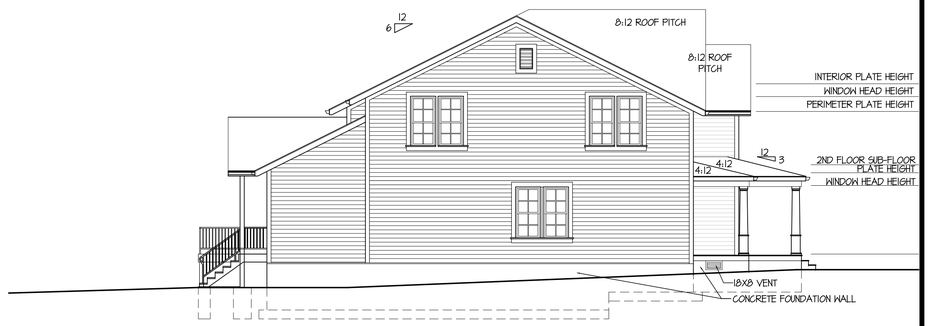
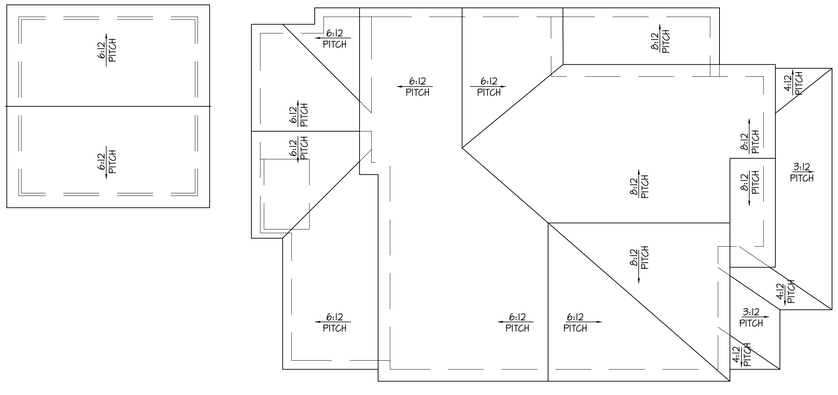
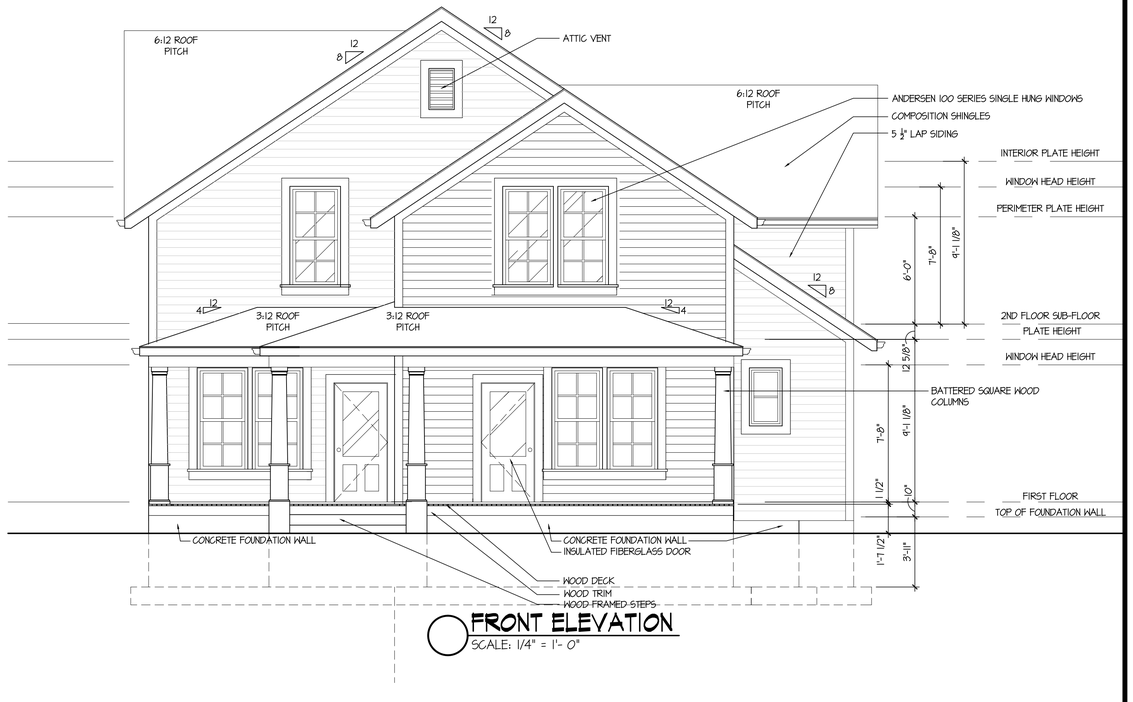


LEFT SIDE ELEV.
SCALE: 1/8" = 1'- 0"



ROOF PLAN
SCALE: 1/8" = 1'- 0"



FRONT ELEVATION
SCALE: 1/4" = 1'- 0"

paulwerner ARCHITECTS
123 W. 8th STREET
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LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890

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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-710

RELEASE: 1.0
DATE: 05.10.2014

A100

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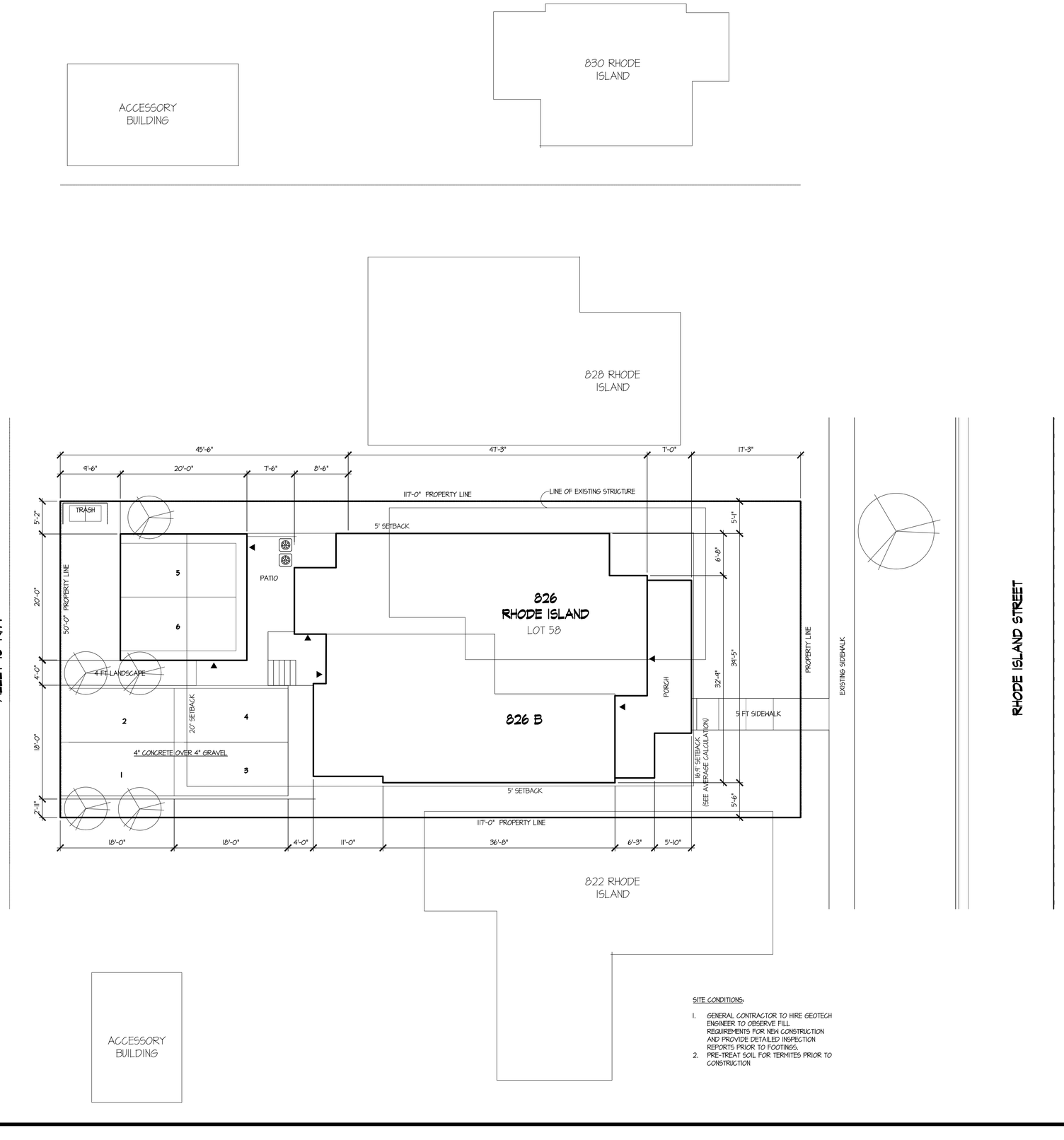

LEGAL DESCRIPTION:

RHODE ISLAND STREET LOT 58, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .134 ACRES, MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: RM24

1.2 PREVIOUS USE: SINGLE FAMILY DWELLING

1.3 PROPOSED USE: DUPLEX (2) 3 BEDROOM UNITS

1.4 LAND AREA: 0.134 ACRES (5,850 SQ. FT. +/-)

PARKING INFORMATION:

4.1 PARKING REQUIRED: 1 SPACE PER 1 BEDROOM

4.2 3 BEDROOMS + 3 BEDROOMS = 6 PARKING SPACES PARKING PROVIDED 6 SPACES

4.3 DRIVES AND PARKING AREAS: MINIMUM 4" - 4,000 PSI REINFORCED CONCRETE OVER 4" GRAVEL.

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.134 ACRES (5,850 SQ. FT. +/-)
PROPOSED CONDITIONS:

	SQ. FT.	AC
LAND AREA	5,850	0.134
BUILDING FOOTPRINT:	2,617	0.060
PAVEMENT AREAS:	1,280	0.029
TOTAL IMPERVIOUS:	3,897	0.089
TOTAL PERVIOUS:	1,953	0.045

PROPOSED BUILDING FOOTPRINT = 44% < 50%
PROPOSED IMPERVIOUS SURFACE = 67% < 75%

EXISTING CONDITIONS

6.1 LOT SIZE ORIGINALLY PLATTED AT 5,850 S.F.

6.2 EXISTING SINGLE FAMILY DWELLING

FRONT YARD AVERAGING

826 Rhode Island-- - Front Yard Averaging Information:

Lot #	Setback 10'< or <40' Yes / No	Lot Width	% of Lot Frontage considered	Width of Structure (in feet)	Setback (in feet)	Width * Setback (a)
800	N	100				0
808	Y	50	50	20.3	13.2	267.96
812	Y	50	50	31.2	25	780
816	Y	50	50	15.6	16.4	255.84
822	N	50				
826	Y	50	50	20.9	14.4	300.96
828	Y	50	50	20.3	19.4	393.82
830	Y	50	50	10.9	12.8	139.52
836	Y	50	50	28.5	12.9	367.65
838/840	N	100				

Total Lot width= 600
Total Lot frontages considered = 350
% varying by less than 15'= 58%

Total width of all structures considered = 147.7

Total of (width* setback) for structures considered = 2505.75

Average setback: (width * setback)/ total Width = 16.97 Feet

SITE CONDITIONS:

1. GENERAL CONTRACTOR TO HIRE GEOTECH ENGINEER TO OBSERVE FILL REQUIREMENTS FOR NEW CONSTRUCTION AND PROVIDE DETAILED INSPECTION REPORTS PRIOR TO FOOTINGS.
2. PRE-TREAT SOIL FOR TERMITES PRIOR TO CONSTRUCTION

1 PLOT PLAN
SCALE: 1/8" = 1'- 0"

NORTH

paulwerner ARCHITECTS
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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-770

RELEASE: 1.0 DATE: 05.10.2014

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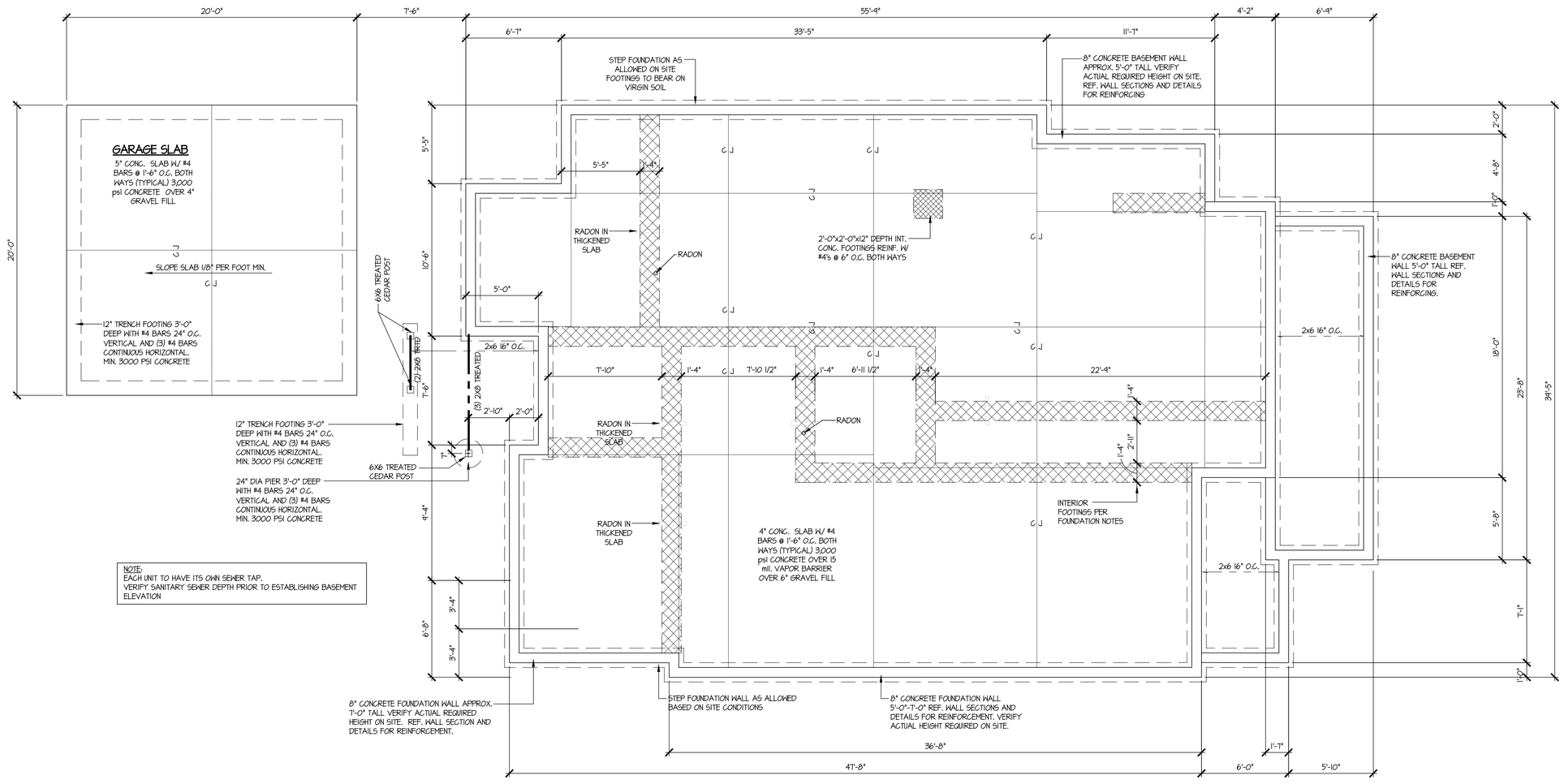

NOTE:
EACH UNIT TO HAVE ITS OWN SEWER TAP.
VERIFY SANITARY SEWER DEPTH PRIOR TO ESTABLISHING BASEMENT ELEVATION

THESE CONTRACT DOCUMENTS CONSIST OF A BUILDERS SET OF PLANS. THE BUILDER IS RESPONSIBLE FOR COMPLYING WITH THE ENERGY REQUIREMENTS AND OTHER REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE. ALL ADDITIONAL INFORMATION REQUESTED BY THE AUTHORITY HAVING JURISDICTION SHALL BE PROVIDED BY THE BUILDER.

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0" 143 SQ. FT. ADDITION

NORTH

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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-T10

RELEASE: 1.0
DATE: 05.10.2014

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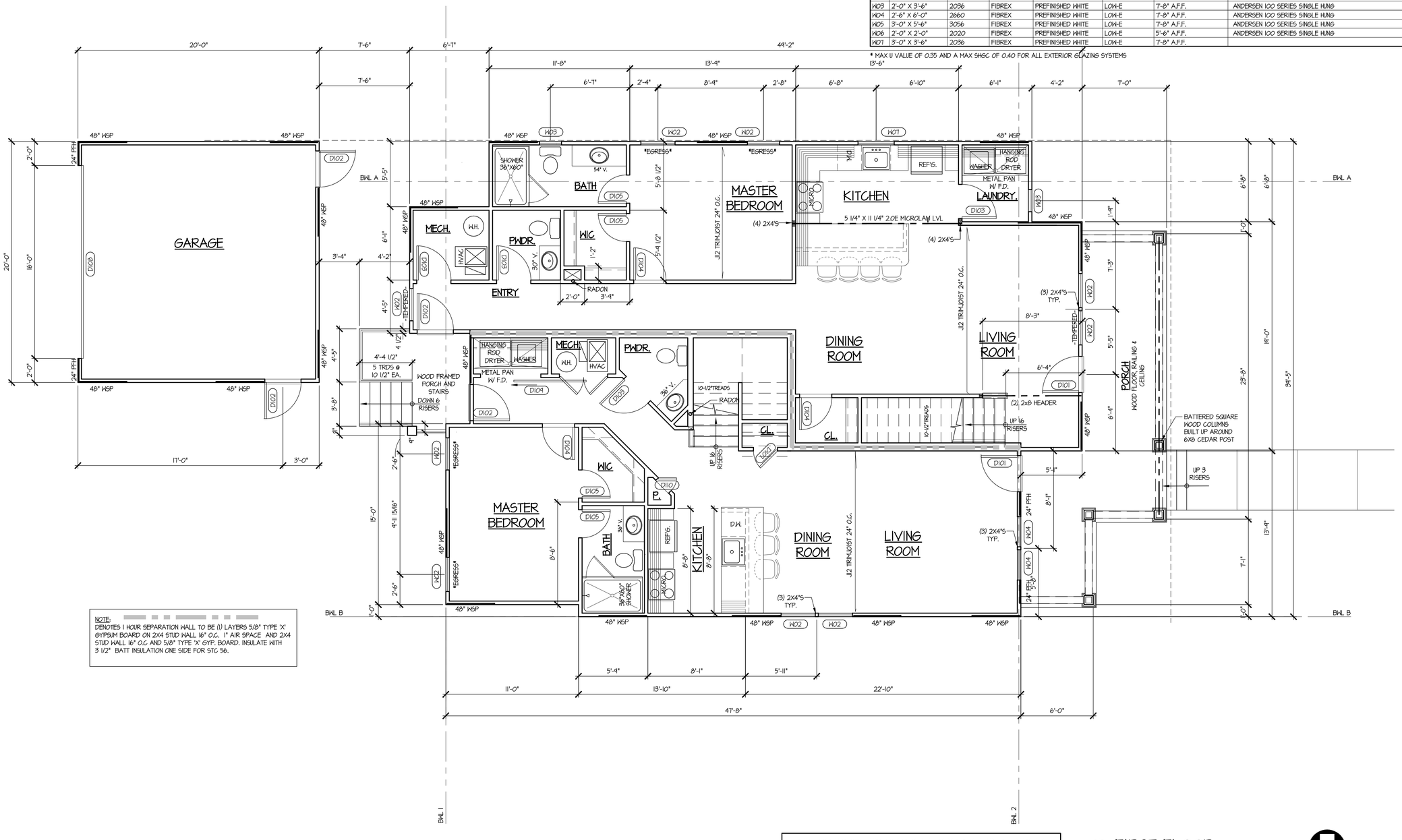
DOOR SCHEDULE:

DR. #	DOOR SIZE	DOOR COMPOSITION	DOOR FINISH	DOOR GLASS	FRAME COMPOSITION	FRAME FINISH	TYPE	REMARKS
D101	3'-0" X 6'-8"	FIBERGLASS	PAINT	FROSTED	WOOD	PAINTED	HINGED	HALF VIEW TEMPERED GLASS, DECORATIVE DEADBOLT, LEVER
D102	3'-0" X 6'-8"	FIBERGLASS	PAINT	LOW-E	WOOD	PAINTED	HINGED	HALF VIEW TEMPERED GLASS DEADBOLT, LEVER
D103	2'-10" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	HINGED	LEVER
D104	2'-8" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	OHD	LEVER
D105	2'-4" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	HINGED	LEVER
D106	PR. 1'-6" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	HINGED	CABINET PULLS WITH MAGNETIC LATCH
D107	2'-0" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	HINGED	LEVER
D108	16'-0" X 7'-0"	STEEL	PAINT	NA	WOOD	PAINTED	HINGED	OVERHEAD DOOR
D109	6'-0" X 7'-0"	WOOD	PAINT	NA	WOOD	PAINTED	HINGED	BARN DOOR, HANG 2" OUT FROM WALL TO CLEAR HARDWARE AT MECH. RM.
D110	1'-6" X 6'-8"	MASONITE	PAINT	NA	WOOD	PAINTED	HINGED	LEVER

WINDOW SCHEDULE:

WIN. #	SIZE	MODEL NO.	COMPOSITION	FINISH	GLAZING	HEAD HEIGHT	REMARKS
W01	4'-0" X 4'-6"	4036	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	ANDERSEN 100 SERIES GLIDER
W02	3'-0" X 6'-0"	3060	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	ANDERSEN 100 SERIES SINGLE HUNG
W03	2'-0" X 3'-6"	2036	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	ANDERSEN 100 SERIES SINGLE HUNG
W04	2'-6" X 6'-0"	2660	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	ANDERSEN 100 SERIES SINGLE HUNG
W05	3'-0" X 5'-6"	3056	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	ANDERSEN 100 SERIES SINGLE HUNG
W06	2'-0" X 2'-0"	2020	FIBREX	PREFINISHED WHITE	LOW-E	5'-6" A.F.F.	ANDERSEN 100 SERIES SINGLE HUNG
W07	3'-0" X 3'-6"	2036	FIBREX	PREFINISHED WHITE	LOW-E	7'-8" A.F.F.	

* MAX U VALUE OF 0.35 AND A MAX SHGC OF 0.40 FOR ALL EXTERIOR GLAZING SYSTEMS



NOTE:
DENOTES 1 HOUR SEPARATION WALL TO BE (1) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON 2X4 STUD WALL 16" O.C. 1" AIR SPACE AND 2X4 STUD WALL 16" O.C AND 5/8" TYPE 'X' GYP. BOARD. INSULATE WITH 3 1/2" BATT INSULATION ONE SIDE FOR STC 56.

THESE CONTRACT DOCUMENTS CONSIST OF A BUILDERS SET OF PLANS. THE BUILDER IS RESPONSIBLE FOR COMPLYING WITH THE ENERGY REQUIREMENTS AND OTHER REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE. ALL ADDITIONAL INFORMATION REQUESTED BY THE AUTHORITY HAVING JURISDICTION SHALL BE PROVIDED BY THE BUILDER.

1 FIRST FLOOR
SCALE: 1/4" = 1'- 0" 1,454 SF

NORTH

paulwerner ARCHITECTS
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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-T10

RELEASE: 1.0
DATE: 05.10.2014

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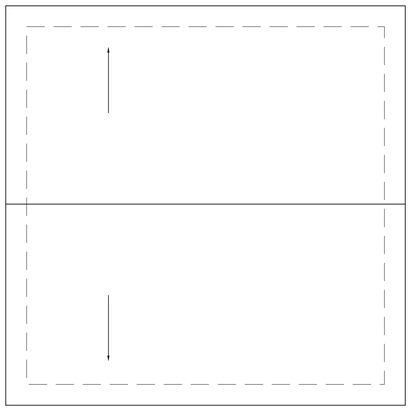

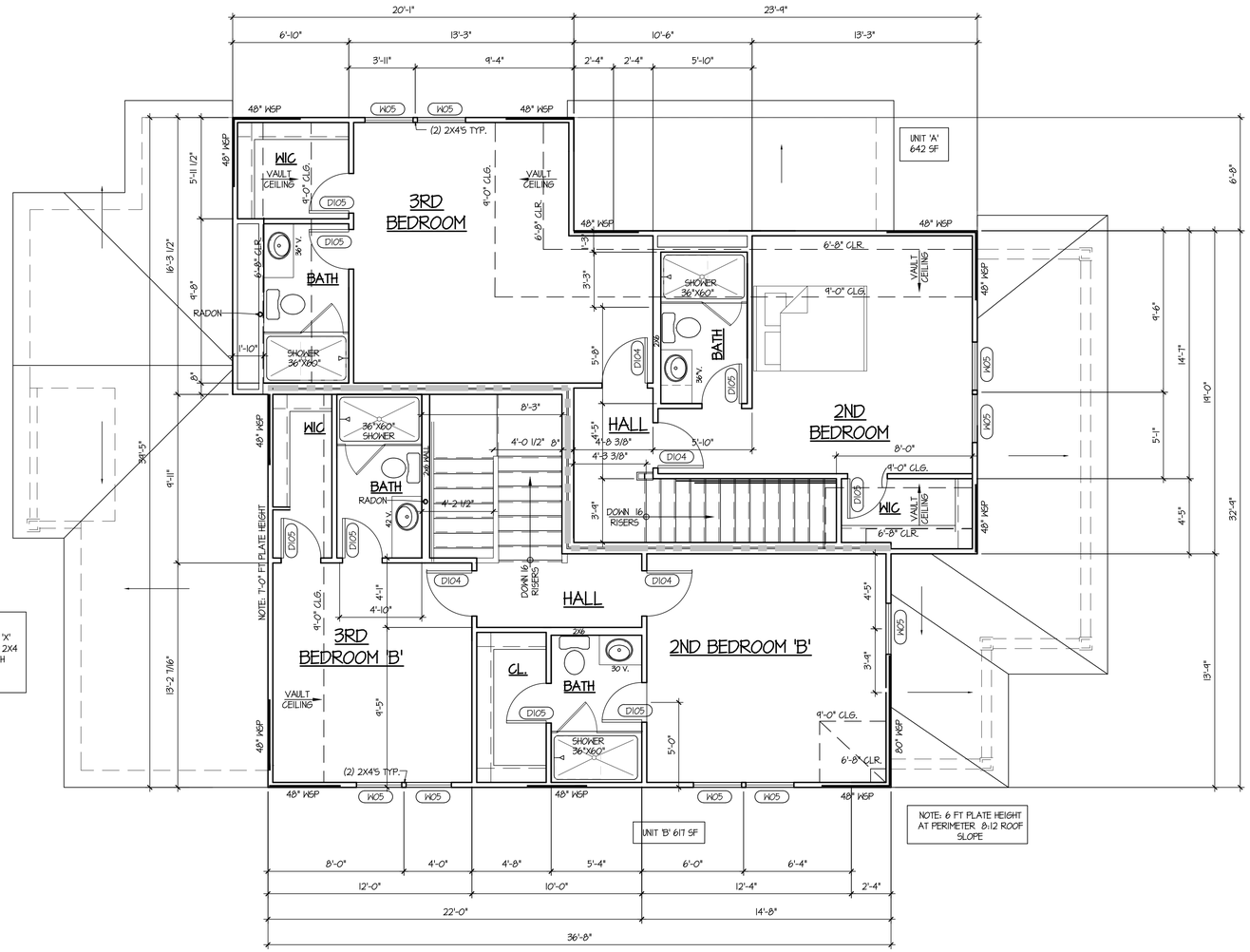

NOTE:
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1 SECOND FLOOR SK07
SCALE: 1/4" = 1'- 0" 1,541 SF

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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-770

RELEASE: 1.0
DATE: 05.10.2014

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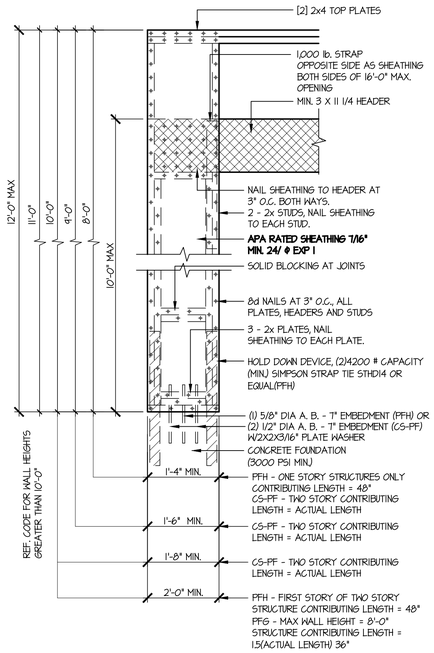


10 PORTAL PANEL PFH, PFG, CS-PF

SCALE: 3/4" = 1'- 0" 2012 I.R.C. R602.10.3.3

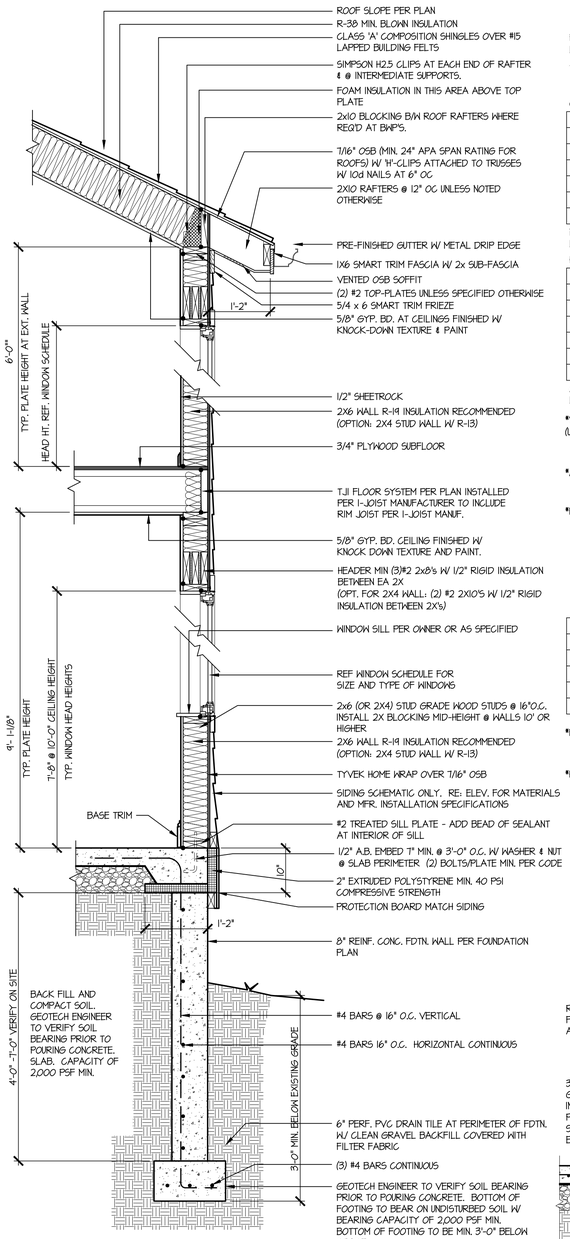
9 BRACED WALL PANEL

SCALE: 3/4" = 1'- 0" 2012 I.R.C. R602.10.2

Braced Wall Panel Construction Methods from 2012 IRC Section R602.10.2:

1. WSP (Wood Structural Panel) Wood structural panel sheathing with a thickness not less than 7/16 inch for 16-inch stud spacing and not less than 7/16 inch for 24-inch stud spacing. Wood structural panels shall be installed in accordance with Table R602.10.2. Panel Nail spacing 6" from edge and 12" in field per table R602.3(3). size nails per table R602.3(1)
2. SFS (Structural fiberboard Sheathing) One-half-inch or 25/32-inch thick structural fiberboard sheathing applied vertically or horizontally on studs spaced a maximum of 16 inches on center. Structural fiberboard sheathing shall be installed in accordance with Table R602.10.2.
3. GB (Gypsum Board Single(1)Gypsum board with minimum 1/2-inch thickness placed on studs spaced a maximum of 24 inches on center and fastened at 7 inches on center with the size nails specified in Table R602.10.2 for sheathing and Table R602.10.2 for interior gypsum board.
4. PBS (Particle Board Sheathing) Particleboard wall sheathing panels (per Section R605) installed in accordance with Table R602.10.2.
5. PCP (Portland Cement Plaster) Portland cement plaster on studs spaced a maximum of 16 inches on center and installed in accordance with Section R703.6.
6. HPS (Hardboard Panel Siding) Hardboard panel siding for maximum 16" wood stud spacing when installed in accordance with Table R602.10.2.
7. GS-WSP (Continuous Sheathed Wood Structural Panel) required braced wall lines to be continuously sheathed above and below openings and at gable ends with a minimum of 3/8" wood structural panel sheathing.

VERIFY MANUFACTURERS SPECS FOR BRACED WALL PANEL INSTALLATION REQUIREMENTS PRIOR TO CONSTRUCTION.



8 TYPICAL WALL SECTION

SCALE: 3/4" = 1'- 0"

ROOF FRAMING NOTES:

ROOF DESIGNED FOR LIGHT ROOF COVERING 30psf TOTAL LOAD (10psf DL, 20psf LL (SL))

* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL): SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@ 24" O.C.	11'-7"
#2-2x6	@ 16" O.C.	14'-2"
#2-2x8	@ 24" O.C.	14'-8"
#2-2x8	@ 16" O.C.	17'-11"
#2-2x10	@ 24" O.C.	17'-10"
#2-2x10	@ 16" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@ 24" O.C.	8'-6"
#2-2x6	@ 16" O.C.	9'-9"
#2-2x8	@ 24" O.C.	11'-3"
#2-2x8	@ 16" O.C.	12'-9"
#2-2x10	@ 24" O.C.	14'-3"
#2-2x10	@ 16" O.C.	16'-3"

APEX ENGINEERS, INC. RECOMMENDED DEFLECTION= L/360 LIVE LOAD, L/240 TOTAL LOAD

*VAULTS TO BE 2x10 DEPTH RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)
#2-2x10 UP TO 9:12 PITCH
#2-2x12 OVER 9:12 PITCH

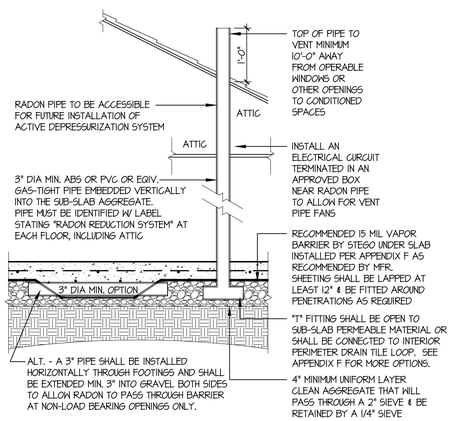
*ALL HIPS & VALLEYS ARE (UNLESS OTHERWISE NOTED)
#2-2x10 UP TO 9:12 PITCH
#2-2x12 OVER 9:12 PITCH

*PURLINS ARE 2x6 MIN.
-PURLIN STRUTS ARE AT 4'-0" O.C.
-PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
-ALL PURLIN STRUTS SHALL HAVE A MAX UNBRACED* LENGTH OF 8'-0"
-PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR	>30'-0"

*RIDGE BRACES ARE SAME AS PURLIN BRACES- SPACING, SIZE, CONFIGURATION & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)

*HIP & VALLEY BRACES ARE THE SAME AS PURLINS SIZE, CONFIGURATION & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)



RE: IRC APPENDIX F FOR ADDITIONAL INFO. & ALT. METHODS

1. OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS PENETRATING THE CONCRETE SLAB SHALL BE FILLED W/ A POLYURETHANE CAULK OR EQUIV. APPLIED IN ACCORDANCE W/ THE MFR'S RECOMMENDATIONS.
2. ANY & ALL JOINTS IN CONCRETE SLABS OR BETWEEN SLABS & FOUND'N WALLS SHALL BE SEALED W/ CAULK OR SEALANT. GAPS & JOINTS SHALL BE CLEARED OF LOOSE MATERIAL.
3. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NONPERFORATED PIPE TO DAYLIGHT
4. IN BLDGS. WHERE FOOTINGS/BARRIERS SEPARATE THE SUB-SLAB AGGREGATE OR GAS-PERM. MATERIALS, EA. AREA SHALL BE FITTED W/ AN INDIV. VENT PIPE & CONNECTED TO A SINGLE OR MULITPLE VENTS AT THE ATTIC EXTENDING THROUGH THE ROOF AS SPECIFIED. SEE ALTERNATE DETAIL ABOVE FOR PIPES EXTENDING THROUGH FOOTINGS.

4 PASSIVE SUBSLAB RADON SYSTEM

SCALE: 3/4" = 1'- 0"

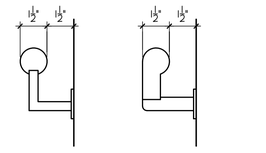
ROOF TRUSS NOTES:(GARAGE)

1. ROOF TRUSSES TO BE REVIEWED BY BUILDER FOR COMPLIANCE WITH PLANS PRIOR TO START OF CONSTRUCTION.
   A. MIN. (4) 2X4'S BELOW EA. BEARING POINT OF EA. GIRDER TRUSS.
2. TRUSSES TO BE DESIGNED FOR LIGHT ROOF COVERING.
3. ALL EXTERIOR HEADERS SHALL BE MIN (2) #2 2x10.
4. 2x SUPPORT CONT. TO BEARING STRUCTURE BELOW OR FOUNDATION.
5. INSTALL SIMPSON H2.5 CLIP AT EACH END & BEARING OF ALL TRUSSES.

ENERGY REQUIREMENTS - HERS PATH (IRC - APPENDIX R ONLY)	
CERTIFICATE	A PERMANENT ENERGY CERTIFICATE AS REQUIRED BY THE CODE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
INSPECTIONS REQUIRED	HERS RATER: VISUAL INSPECTIONS (RE: CRITERIA BELOW), BLOWER-DR. & DUCT TIGHTNESS TEST. AHJ: VISUAL INSPECTIONS AS REQUIRED BY THE AHJ
VENTILATION REQUIRED	MECHANICAL VENTILATION IS REQUIRED WHERE DWELLING UNIT HAS LESS THAN 5 ACH. RE: THE MECHANICAL VENT. SYSTEM FAN EFFICACY TABLE N1103.4.1, SECTION M1507 + RELATED TABLES. AIR INTAKES/EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENT. SYST. IS NOT OPERATING.
THERMOSTATS	PROVIDE MIN. ONE PROGRAMMABLE THERMOSTAT PER PRIMARY UNIT + ADDT'L THERMOSTATS PER EA. SEPARATE HEATING/COOLING SYST.
MECHANCIAL EQUIP.	HEAT PUMPS HAVING SUPPLEMENTARY ELECT.-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. HEATING + COOLING EQUIP. SIZED IN ACCORD. W/ IRC SECTION M1401.3.
DUCTS	SUPPLY DUCTS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE DO NOT NEED TO BE INSULATED. DUCTS, AIR HANDLERS + FILTER BOXES SHALL BE SEALED. INACCESSIBLE JOINTS: INSTALL 3 EQ. SPACED SCREWS OR RIVETS. DUCT TIGHTNESS TESTING IS NOT REQUIRED - AIR HANDLER + ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE. FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS.
PIPING	INSULATE MECH. SYST. PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES OR BELOW 55 DEGREES MIN. R-3.
LIGHTING	MIN. 50% OF HIGH EFFICACY LAMPS SHALL BE PERMANENTLY INSTALLED.

TYPICAL INFILTRATION, AIR BARRIER + INSULATION INSPECTION COMPONENT CRITERIA:	
*AIR BARRIER + THERMAL BARRIER	A CONTINUOUS INT. + EXT. AIR BARRIER SHALL BE INSTALLED. GYP. BD. +/OR EXT. SHEATHING IN CONJUNCTION W/ SEALED BREAKS OR JOINTS SHALL BE CONSIDERED AS AN *"AIR BARRIER". AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	ALIGN + SEAL ANY GAPS IN THE *AIR BARRIER IN INSULATED DROPPED CEILINGS/SOFFITS. INSULATE/SEAL/WEATHERSTRIP ATTIC ACCESS, KNEE WALL DOOR, OR DROP DOWN STAIR TO A LEVEL EQUIV. TO SURROUNDING SURFACE.
WALLS	INSULATE CORNERS + HEADERS. SEAL JUNCTION OF FOUND'N. + SILL PLATE, THE TOP PLATE, ETC.
WINDOWS + DOORS	SEAL SPACE BETWEEN WINDOW/DOOR JAMBS + FRAMING. WINDOWS SHALL HAVE AN AIR INFIL. RATE OR NO MORE THAN 0.3 CFM/SF. + SWINGING DOORS NO MORE THAN 0.5 CFM / SF.
FLOORS (ABOVE-GARAGE + CANTILEVERED FLOORS)	INSULATION SHALL BE IN PERMANENT CONTACT W/ UNDERSIDE OF SUBFLOOR DECKING. INSTALL AN *AIR BARRIER AT ANY EXPOSED EDGE OF INSULATION.
SHAFTS, PENETRATIONS	SEAL DUCTS, PENETRATIONS, KNEE WALLS + FLUE SHAFTS OPENING TO EXT. OR UNCOND. SPACE.
NARROW CAVITIES	CUT TO FIT BATTS IN NARROW CAVITIES, OR FILL NARROW CAVITIES W/ SPRAYED/BLOWN INSUL.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE SHALL BE TIGHT, IC RATED + SEALED TO DRYWALL. EXCEPTION: FIXTURES IN CONDITIONED SPACES.
PLUMBING + WIRING	INSUL. PIPES ON EXT. WALLS OR EXT. PLACES. CUT BATT INSUL. TO FIT AROUND WIRING + PLUMBING OR EXTEND SPRAYED/BLOWN INSUL. BEHIND PIPING + WIRING.
SHOWER/TUB ON EXT. WALL	PROVIDE INSULATION + *AIR BARRIER AT EXTERIOR WALLS WITH SHOWERS + TUBS
COMMON WALL	INSTALL *AIR BARRIER IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC REGISTER BOOTS	SEAL HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE TO SUBFLOOR OR GYP. BD.

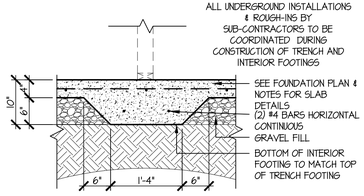
NOTE TO OWNER/BUILDER: IF ENERGY SAVING COMPONANTS ARE INSTALLED (I.E. SEALANT AT JOINTS, CONTINUOUS RIDGID FOAM AT THE EXTERIOR, INSULATED DUCTS, ETC. OR THE INSTALLATION OF ICYNENE FOAM INSULATION) IT IS RECOMMENDED THAT AN APPROPRIATELY SIZED ENERGY RECOVERY VENTILATOR BY OTHERS BE INSTALLED FOR MECHANICAL VENTILATION.



HANDRAIL TO BE MADE OF METAL OR WOOD AND PROVIDED AT ALL STAIR AND RAMP LOCATIONS - BOTH SIDES. ANCHOR TO WALL AT 6'-0" O.C. MAX OR AT ALL BENDS. PROVIDE SOLID 2X BLOCKING AT ANCHORS. TOP OF HANDRAIL TO BE 34" TO 38" AFF

HANDRAILS

SCALE: 3" = 1'-0"



3 INTERIOR FOOTING

SCALE: 3/4" = 1'- 0"

GENERAL NOTES:

1. VERIFY SAN. SEWER DEPTH FOR STRUCT. PRIOR TO CONSTRCTN.
2. IT IS RECOMMENDED THAT STRUCTURE IS EQUIPPED WITH A BACKFLOW PREVENTER ON THE SANITARY SEWER.
3. INSTALL A FLOOR DRAIN AT EACH SUMP PUMP LOCATION.
4. I-JOIST SUPPLIER TO VERIFY AND FURNISH COMPLETE JOIST SYSTEM. TYPICAL SECOND FLOOR LOAD REQUIREMENTS OF 50 PSF LIVE AND 10 PSF DEAD FOR A TOTAL OF 60 PSF WITH L/480 LIVE LOAD DEFLECTION.
5. NOTE REGARDING I-JOISTS & FIRE PERFORMANCE. INDEPENDENT TESTS HAVE PROVEN THAT UNPROTECTED, LIGHTWEIGHT FRAMING SYSTEMS SUFFER SERIOUS AND RAPID STRUCTURAL DEGRADATION WHEN EXPOSED TO HEAT AND FIRE. TO REDUCE THE POTENTIAL FOR SIGNIFICANT PROPERTY DAMAGE WE HIGHLY RECOMMEND THAT ALL FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES IN HABITABLE AREAS BE PROTECTED BY A MINIMUM MEMBRANE PROTECTION CONSISTING OF 1/2" GYPSUM BOARD (5/8" TYP. 'C' RECOMMENDED) OR EQUIVALENT.
6. ALL FRAMING TO BE PER REQUIRED CODE OF THE LOCAL JURISDICTION OR 2012 IRC.
7. FIREBLOCKING/DRAFTSTOPPINGS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE 2012 IRC.

FRAMING NOTES:

1. RAFTER AND CEILING JOISTS TO BE #2 OR STANDARD & BETTER - MIN.
2. WOOD CONSTRUCTED ROOF TRUSSES TO BE INSTALLED AT 24" o.c. W/ SIMPSON H2.5 HURRICANE CLIP AT EACH END & INTERMEDIATE SUPPORT - DESIGN & SPECIFICATIONS PER TRUSS MANUFACTURER.
3. RAFTERS (IN PLACE OF ROOF TRUSSES): 2x10 #2 at 16" O.C. THROUGHOUT UNLESS NOTED OTHERWISE. ALL ROOFS TO HAVE MID SPAN CRIPPLE WALL BRACING ROOF BACK TO LOAD BEARING WALL. 2x6 COLLAR TIES INSTALLED AT 4'-0" o.c. TYPICAL.

SPECIFICATIONS:

WOOD & PLASTICS:

FINISH CARPENTRY
DOOR/WINDOW CASINGS: 2 1/4 " COLONIAL
BASE BOARD: 3 1/4 " COLONIAL
WOOD FLOOR: HARDWOOD SELECTED BY OWNER

PREFINISHED CABINETS
WHITE WITH SHAKER STYLE DOORS

THERMAL & MOISTURE PROTECTION:

BUILDING INSULATION
NO INSULATION AT GARAGE.

ROOFING
TAMKO, HERITAGE 30 ARCHITECTURAL SHINGLES, 30 YEAR WARRANTY, "WEATHERED WOOD COLOR"

SIDING
HORIZONTAL LOUISIANA PACIFIC TEXTURED LAP SIDING.

DOORS & WINDOWS:

DOORS:
2 PANEL DESIGN INTERIOR SOLID CORE DOORS, OR ALTERNATE APPROVED BY OWNER.
HARDWARE TO BE SELECTED BY OWNER.

WINDOWS:
ANDERSEN 100 SERIES SINGLE HUNG REF SCHEDULE FOR SIZES.

PLUMBING:

PIPING AND TUBING:
SANITARY AND VENTS TO BE PVC SCHEDULE 40.
WATER LINES TO BE PEX, SHUT OFFS UNDER ALL SINKS. 50 GALLON GAS WATER TANK.

FIXTURES
KITCHEN DELTA GRANT CHROME WITH UNDER COUNTER MOUNT STAINLESS STEEL SINK.
BATH DELTA CLASSIC CHROME

HEATING & AC:

95% EFFICIENT, 14 SEER.
AC UNIT TO MEET MANUAL J, AND THE 2012 IECC.

SPECIALTIES:

MIRRORS:
PLATE GLASS 48" TALL ABOVE ALL VANITIES FULL WIDTH OF VANITY.

TOILET ACCESSORIES:
(2) 24" TOWEL BARS PER BATH
(1) TOILET PAPER HOLDER PER BATH

INTERIOR FINISHES:

COUNTER TOPS:
KITCHEN 3/4 " GRANITE "GIALO CREME" W/ MATCHING BACKSPLASH
BATH CULTURED MARBLE W/ MATCHING BACKSPLASH

TILE:
TO BE SELECTED BY OWNER, EXTEND UNDER CABINETS.

PAINT:
EXTERIOR, SATIN FINISH (3) COLORS SELECTED BY OWNER.
INTERIOR, ENAMEL TRIM, FLAT LATEX ON WALLS, COLOR SELECTED BY OWNER
CEILING WHITE WITH KNOCK DOWN TEXTURE.

EQUIPMENT/APPLIANCES:

APPLIANCES:
BRAND TO BE DETERMINED
RANGE 30"
EXHAUST HOOD WITH INTEGRAL MICROWAVE. AND LIGHT
DISHWASHER
REFRIGERATOR
GARBAGE DISPOSAL 3/4 HORSEPOWER
WASHER
DRYER

LANDSCAPING:

FINE GRADE AND SEED SITE.

ELECTRICAL:

ALL WIRING AND INSTALLATION SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.
200 AMP SERVICE
5 RECESSED CAN LIGHTS IN KITCHEN
6 TV OUTLETS
1 PHONE OUTLETS
CEILING FAN IN EACH BEDROOM
EXHAUST FANS IN EACH BATH ROOM/POWDER ROOM.
DETACHED GARAGE TO HAVE DOOR OPENER RECEPTACLE, TWO LIGHTS AND ONE CONVIENCE RECEPTACLE.

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826 RHODE ISLAND
LAWRENCE, KANSAS

PROJECT # 213-770

RELEASE: 1.0 DATE: 05.10.2014

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LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: DR-16-00236
STAFF REPORT

A. SUMMARY

DR-16-00236 and DR-16-00204 637 Tennessee Street; Addition and Parking Pad; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Mike Myers of Hernly Associates for Alan Terry and Lydia Diebolt, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is proposing to construct an addition to replace the existing porch on the south elevation of the structure and to install a concrete pad on northwest corner of the lot.

The proposed addition on the south elevation will be located in the same area as an existing porch with a slightly larger footprint. The addition will project 7' 8" from the primary south elevation plane and will be 12' 2" from east to west. The frame structure will have an asphalt shingle roof, metal clad wood windows, wood trim, lattice panel inset between the ground level and the porch floor structure, wood trim over concrete piers, fiber cement siding, and bead board siding.

The applicant is also proposing to install a concrete pad on the northwest corner of the block. The proposed pad will be 30' east to west and 20' north to south.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the

history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

6. Deteriorated architectural features shall be repaired rather then replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

The Environs for 627 Ohio Street, the Martin House, should be reviewed in the following manner. The Environs should be divided into two areas and the following standards applied to each of the areas (The proposed project is located in Area 2.):

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or

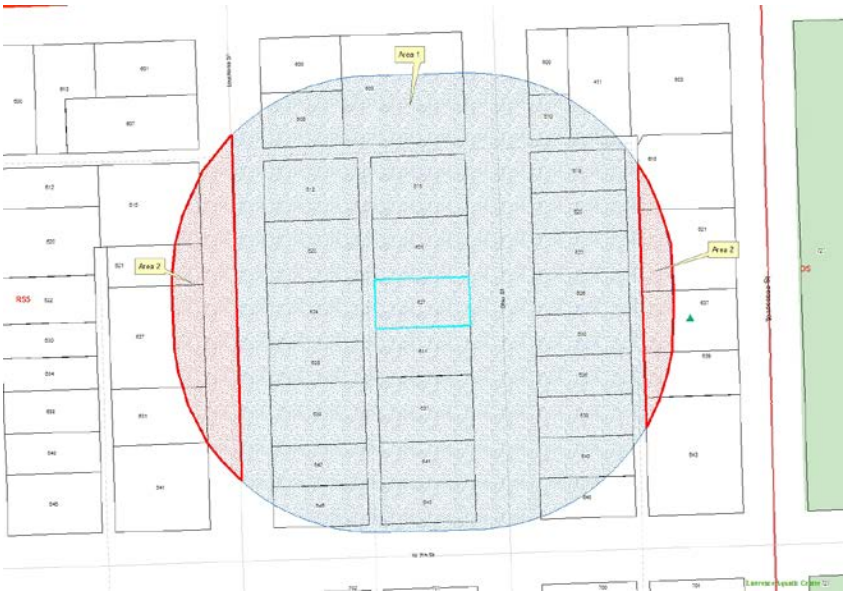
construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

***Area 2**: The properties in this area have no direct "line of sight" to the subject property. This area should maintain the overall residential character of the historic environs and the following should apply:*

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

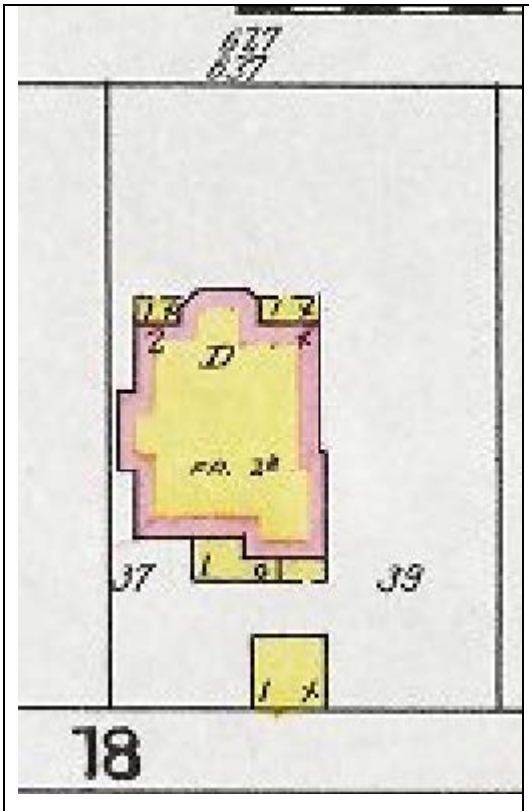
Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.



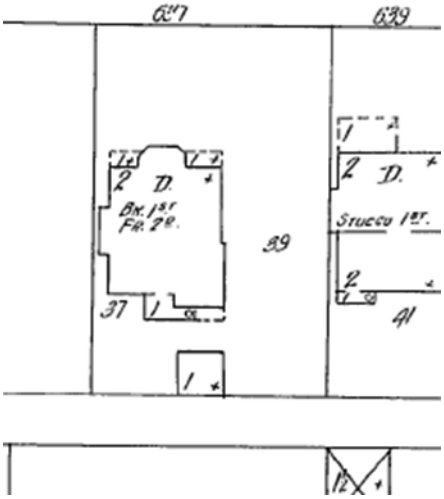
D. STAFF ANALYSIS

History

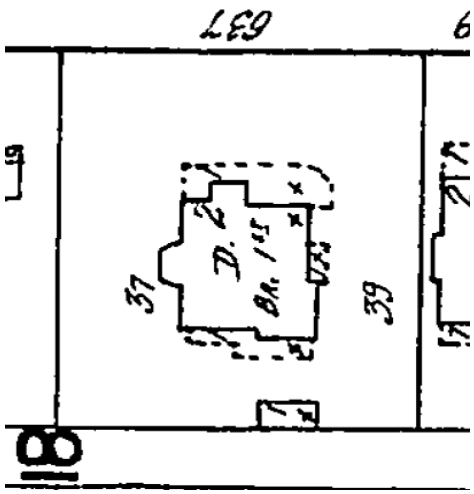
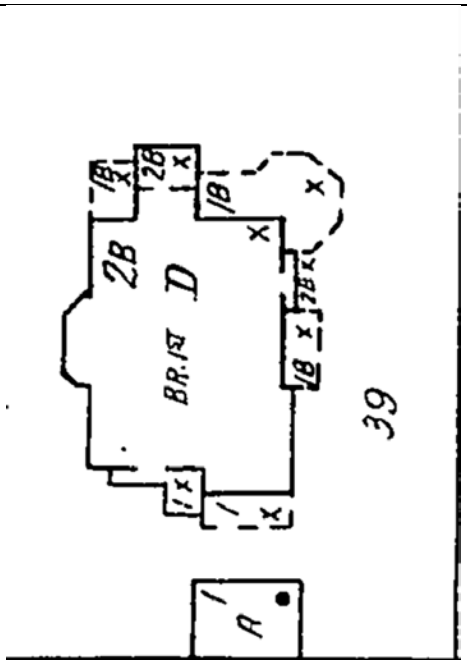
According to the old West Lawrence resurvey done in 1991, the structure located at 637 Tennessee Street was constructed c. 1896. The property was recorded as unimproved in the 1873 Atlas of Douglas County. James W. Green was the owner of record when a significant increase in property tax valuation occurred in 1896. James W. Green, who was dean of the Law Department at the University of Kansas, and his wife Mary were listed as residing at this location from 1898 to 1919. A series of individuals were listed as residents until the Achievement Place began using the property in 1970. The structure was returned to a single family residence in 2004. The structure was shown on the 1905 and 1912 Sanborn Fire Insurance maps with the same footprint of the existing structure but with different porch configurations. The 1918 map shows several changes to the porches for the structure. The front porch has been extended in depth and to incorporate all of the façade and an addition of a curved portion on the south portion of the porch. A new porch has been added to the south side of the structure and the west/east porch has been extended to cover the entire western portion of the structure. The 1927 Sanborn map shows what appears to be a new projection from the south elevation plane. This may be an addition between 1918 and 1927, but may also be a drawing error. The existing projection is slightly over one foot. This area does not show a connection between the eastern porch and the south porch in 1927.



1905



1912

	
1918	1927

State Law Review

The main structure located at 637 Tennessee Street is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. When the Old West Lawrence Historic District was listed in the National Register in 1972, it did not include a list of contributing and non-contributing structures. The district was resurveyed in 1991, and the State Historic Preservation Office (SHPO) generated a list of contributing and non-contributing structures based on this survey to determine the eligibility of structures for the Kansas Historic Rehabilitation Tax Credit program. (This list was never approved by the National Park Service (NPS) as an official list of contributing and non-contributing structures.) Staff is of the opinion that the structure is contributing to the Old West Lawrence Historic District.

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but the Secretary of the Interior's guidelines emphasize that new additions should be

avoided, if possible, and considered only after it is determined that the proposed need cannot be met by altering secondary, non-character defining interior spaces. After a thorough evaluation of interior solutions, if an exterior addition is still judged to be the only viable alternative, the addition should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features of the structure are not radically changed, obscured, damaged, or destroyed. New additions should be constructed so that there is the least possible loss of historic materials, located at the rear or on an inconspicuous side of a historic building, and limited in size and scale in relationship to the historic building. Design for the new work may be contemporary, but it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Standards 1, 2, 4, 6, and 9 apply to this project.

The proposed project will remove the existing porch on the south elevation of the structure. While the porch is not original to the 1896 structure, it has gained historic significance in its own right as its location and size have been a part of the footprint of the structure since at least 1918. While the footprint of the porch does not show on the Sanborn maps until 1918, the window door combination in this area of the south elevation suggest that there has always been a door at this location. It is possible that a window was converted into a door at some time (staff has not done the architectural evaluation to determine this), but the stone headers and brick space between the door opening and window indicate that this was most likely a historic entrance to the structure. Sanborn maps did not typically show all of the doors on residential structures and often did not show simple stairs or stoops that were not covered with structure. Staff has not located a historic photograph that identifies the stylistic features of the porch.

Standard 1 speaks to the use of a historic structure. While there is no change in the historic use for the entire structure, the change in use for this portion of the structure may not meet Standard 1 because the new use for this area of the structure identified by the applicant as an office will not be a minimal change but rather a complete removal of a defining characteristic of the structure.

The removal of the entire porch will alter a feature and space that characterize the property. The applicant has included information in the application to note the amount of material in the existing porch that may not date to the other porches on the structure. There is no documentation to show that the porch details have been altered over time, but it is likely that the porch was rehabilitated after the original construction of the porch. If the porch was rehabilitated, it does not appear the form and location of the porch was altered. The Secretary of the Interior's standards allow for historic material removal of existing historic features when the severity of deterioration requires replacement. This porch rehabilitation appears to meet the replacement criteria of compatibility with design, color, texture, and other visual qualities and materials.

Most historic properties change over time. Standard 4 shows that the National Park Service understands the alteration of properties over time. This standard also recognizes that some of the changes to historic properties were completed during the period of significance or historically and may have achieved historic significance in their own right. Staff is of the opinion that the porch on the south elevation of 637 Tennessee Street with an original construction date prior to 1918 has

achieved historic significance in its own right and is now a character defining feature of the structure.

Standards 9 deals primarily with additions and new construction. The new addition does not meet this standard. The new porch is compatible with the existing structure, but it is not clearly differentiated from the historic structure. Standard 9 is possibly one of the most complicated standards with which to work. Compatibility and differentiation seem to be at odds when trying to create an addition to a historic structure. NPS guidance to achieve this standard often refers to the separation of the old and the new by architectural treatments such as hyphens and additions on the rear elevation of the structure that can demarcated with architectural treatments and recesses in wall planes. Often, using modern compatible materials is not sufficient to discern the new from the old on an elevation that has view from the primary public right of way. In these cases, the NPS suggest that the project proponent reevaluate the new addition to determine if the proposed need can be met by utilizing non-character defining spaces or designed in a different location located at the rear or on an inconspicuous side of the structure. To meet Standard 9, the addition location or design would need to be altered. The alteration of the design on this elevation could significantly damage the property.

Parking Pad

The proposed size of the parking pad will alter the character defining spaces of the property and the district. The project goal of the new concrete pad is to provide additional parking and some open outside storage space. The alleys in the district have always had a utilitarian use. The visual character of the alleys in the district has dramatically changed over time as carriage houses, barns, and small accessory structures have been replaced with large garages and parking areas to accommodate new uses for automobiles. Staff is of the opinion that the over-sized parking pad is a continuation of the loss of the character of this alley. However, using Standards 9 and 10, the concrete pad will not destroy historic material and can be removed in the future and the essential form and integrity of the historic property and its environment would be unimpaired.

Certificate of Appropriateness

The subject property is located in the environs of the Martin House (627 Ohio Street), Lawrence Register of Historic Places. There is no line of sight from the listed property to the subject property.

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Significantly is not defined in the definition section of Chapter 22.

The environs definitions for the listed properties give additional guidance for the review of projects in the environs. In addition to review by 22-505, the proposed alterations and new construction should be reviewed for scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

The guidelines in Chapter 22 are similar to the Secretary of the Interior's Standards for Rehabilitation. The intent of the guidelines in Chapter 22 is to protect historic properties that are listed and maintain the character of the environment of the listed property.

This project is an environs review. As identified in the environs definition for the Martin House, maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review. There is no line of site to the listed property.

Porch Removal and Addition

Unlike the State Law review, the Certificate of Appropriateness does not include the damage that may occur to a historic property in the environs if that damage does not alter the character of the environs. Typically, the removal of small portions of a structure and the new construction of small addition to a structure that is not in the line of site to the listed property do not significantly encroach on, damage, or destroy the landmark or its environs. While the proposed project is a significant alteration to the subject property, the removal of the existing porch and the new addition do not have a direct impact on the environs. Demolition can be approved if a compatible structure is proposed. The proposed addition is compatible in scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry.

Parking Pad

Parking pads, although not a historic pattern for the district, currently exist in the district. Staff is of the opinion, however, that the size of the proposed parking pad does not meet Standards 1 and 2, and does not meet the intent of the environs definition for the Martin House above.

> *1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
>
> *2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*

The proposed parking pad does not maintain the rhythm and pattern within the environs because the addition of the 600 sf pad completely removes any green space for the entire rear yard for the property. The proposed pad will extend all the way to the west/rear plane of the primary structure. Unfortunately, the intrusion of parking areas and large accessory structures into the rear yards in the district and environs is almost completely destroying the rhythm of what was historically rear yard green space. The property to the south of the subject property is an example of a lot that has almost completely lost all of the rear yard green space.

At one time, the size of new two car garages approved by the HRC in the environs was 20' X 20'. The extra width needed for structure can be removed for an open parking pad allowing for a parking pad to be 18' X 18' for two vehicles. Recently, the HRC has approved much larger structures to allow for modern garage spaces with modern spaces above garages. In staff's opinion,

the proposed pad is too large for the property and removes what little green space is left of the rear yard. It should be noted that the area proposed for the parking pad is not currently green space. The proposed pad is within the size range of alley improvements that have been approved by the HRC. Even if the pad were reduced in size to 18' X 18', the amount of green space in the rear yard would only be 276 sf of green space.

Due to the unique circumstances of this lot in this location and because this is an environs review, staff is of the opinion that the proposed parking pad will not further encroach upon, damage or destroy the environs of the listed property.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission deny the proposed project and make the determination that the proposed project does damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places). Specifically, the project does not meet Standards 1, 2, 4, 6, and 9 based on the information included in the staff report.

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project has no direct line of site to the listed property and will not significantly encroach on, damage, or destroy the landmark or its environs.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____
_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 637 Tennessee

Legal Description (*may be attached*) Tennessee Street Lot 39 & S. Half of Lot 37

OWNER INFORMATION

Name(s) Alan Terry and Lydia Diebolt

Contact Alan Terry

Address 637 Tennessee

City Lawrence State KS ZIP 66044785-

Phone (___) 785-393-4777 Fax (___) _____

E-mail alanterry@sunflower.com Mobile/Pager (___) _____

APPLICANT/AGENT INFORMATION

Contact Mike Myers

Company Hernly Associates, Inc.

Address 1100 Rhode Island Street

City Lawrence State KS ZIP 66044

Phone (___) 785-749-5806 Fax (___) _____

E-mail mike@hernly.com Mobile/Pager (___) 785-218-2636

Existing Zoning RS-5	Existing Land Use Residential	Proposed Land Use Residential	
Total site area 8,625 sf	Current Appraised Value $510,000	Existing Building Footprint 1,963 sf	Open Space Area 5,698 sf
# of Buildings 2	Estimated Cost of Construction $40,000	Proposed Building Footprint 2,067 sf	Pavement Coverage 860 sf (incl. porches)
Are you also submitting any of the following applications?			
☒ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☐ Other (specify)		

Property Address: 637 Tennessee

Detailed Description of Proposed Project: (Attach additional sheets if necessary)

The project includes replacement of an existing side porch structure with a new side porch room addition in the same location with a slightly enlarged footprint.

The existing porch in question is located on the south side of the structure behind a large octagonal front porch extension. Neither the side porch nor the octagonal porch appear on the 1905 or 1912 Sanborn maps so it is assumed that they were not part of the original construction. The Sanborns indicate a simple rectangular front porche at that time. A close inspection of the columns of the side porch show that they have slightly different dimensions than the front porch and they lack the many layers of paint of the front porch columns. It is assumed that the columns were replaced at some point or the entire south porch was added after the octagonal porch was added. Currently the door to the south porch is blocked by an inoperable aluminum window. Other differences of the side porch from the front porch include a lack of decorative spindles in the spandrel area below the roof and different dimensions and spacings to the porch railing pickets.

The new structure will resemble the existing porch in massing, and materials though it will have windows instead of being open with a handrail. The structure will be built on piers similar to the existing porch and lattice panels matching the existing panels will close the area below the porch. The porch floor will be insulated from below, the rafters will be insulated, and insulated windows will be installed to create a fully insulated envelope.

An existing catwalk structure which connects the front, octagonal porch to the existing side porch will be removed. It is in poor condition. This catwalk structure would serve no purpose in the completed side porch addition since there would be no exterior doorway in the porch addition. The existing catwalk and the lattice lattice panels currently block an existing basement window opening in the limestone foundation wall. The removal of the structure will allow the basement window to be exposed as it was originally. Similar to the catwalk the existing side porch steps will be removed. It appears that the existing steps are a fairly recent construction as they are made with modern dimensional lumber and the decorative elements appear to be relatively new.

Reason for Request: (Attach additional sheets if necessary)

The structure is contributing to the Old West Lawrence Historic District.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Mike Myers

Company Hernly Associates, Inc.

Address 1100 Rhode Island Street

City Lawrence State KS ZIP 66044

Phone (___) 785-749-5806 Fax (___) _____

E-mail mike@hernly.com Mobile/Pager (___) 785-218-2636

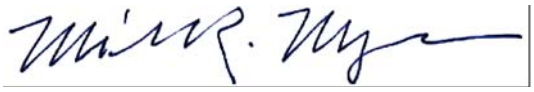
REQUIRED ATTACHMENTS:

- ☒ **Photographs of existing structure and site**
- ☒ **Scaled or dimensioned site plan**
- ☒ **Scaled elevation drawings**
- ☒ **Scaled or dimensioned floor plans**
- ☒ **Materials list**
- ☒ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s):  Date 2016/06/07

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE Alan Terry and Lydia Diebolt, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 9 day of June, 20 16, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Mike Myers and Hernly Associates, Inc. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 637 Tennessee Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner _____ Owner _____

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 9 day of June, 2016,

by Alan Terry

My Commission Expires: _____

Notary Public _____

VAISHALI P PATEL
Notary Public - State of Kansas
My Commission Expires 4-21-20

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

☐ **Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.

☐ **Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.

☐ **Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.

☐ **Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.

☐ **Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.

☐ **Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

☐ **Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.

☐ **Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.

☐ **Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

RECEIVED
MAY 16 2016
PUBLIC WORKS

CITY OF LAWRENCE
RESIDENTIAL DRIVEWAY PERMIT
CHAPTER 16, ARTICLE 3, ADOPTED BY THE CITY COMMISSION ON JULY 10, 1996.

DATE Monday 16th May

ADDRESS OF INSTALLATION 637 TENNESSEE ST

OWNER ALAN TERRY ADDRESS 637 TENNESSEE ST

CITY LAWRENCE STATE KS ZIP CODE 66044

785-393-4777

NATURE OF WORK: (check one)

X New Construction

_____ Remove and Replace Driveway

_____ Repair of Existing Driveway

_____ Widening of Existing Driveway

TYPE OF SURFACE: (circle one) (CONCRETE) ASPHALT

CONTRACTOR PRIME CONSTRUCTION 785-594-4864

SUPERINTENDENT _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

INSPECTION DATE _____ NAME OF INSPECTOR _____

THE ENGINEERING DIVISION SHALL BE NOTIFIED BEFORE ANY DRIVEWAY PAVEMENT OR CURB AND GUTTER IS PLACED.
PHONE: (785) 832-3125 OR (785) 423-3342; FAX: (785) 832-3398
Permit can also be e-mailed to wward@lawrenceks.org
IF AN ENTRANCE CULVERT IS REQUIRED, SIZE AND INSTALLATION REQUIREMENTS SHALL BE APPROVED BY THE STREET DIVISION. CONTACT THE STREET DIVISION AT (785) 832-3031.

I HAVE READ THE ATTACHED DRIVEWAY REQUIREMENTS AND THIS DRIVEWAY WILL COMPLY. **PLEASE INCLUDE A DRAWING OF YOUR PROPOSED DRIVEWAY.**

APPLICANT SIGNATURE _____ DATE 5/16/16

PUBLIC WORKS APPROVAL _____ DATE _____

New concrete parking pad.

Approx 21' x 30', 5" THICK.

PAD LOCATION
ALLEY
637
TENNESSEE
TENNESSEE ST

Prime Construction Inc.
Stuart A. Young * Owner
1555 N. 400 Road * Baldwin City, Ks 66006
Phone 785-594-4864 * Mobile 785-925-1168
Email: stu@primeconstructioninks.com

March 20, 2016

PROPOSAL SUBMITTED TO
Terry Allen
637 Tennessee
Lawrence, KS 66044

WORK PERFORMED AT:
637 Tennessee
Lawrence, KS 66044

Estimate for Concrete Work

Provide labor, equipment, Bobcat, trucking and materials as needed to install approximately 630 sq. ft. of concrete.

- Excavate existing sub grades and remove soils.
- Install approximately 2 to 4" clean rock.
- Set up forms and ½" steel rebar 2' on center each way.
- Place and finish with Penny's 4000 PSI exterior grade concrete.
- New slab approximately 5" thick with broom finish and sealer.
- Saw cut control joints.
- Provide all clean up and coordination with owners.

Total estimated costs at this time $4,250.00

Exclusions:

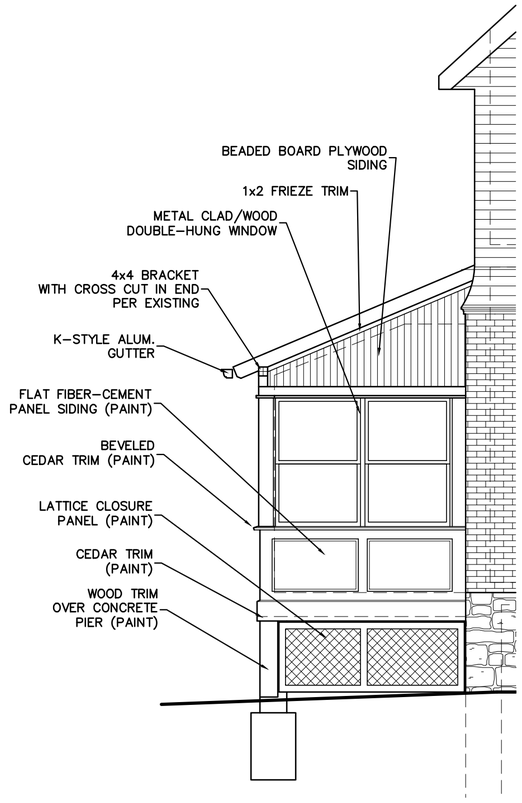
- No work on unknown underground conditions such as but not limited to rock, springs, sinkholes, buried debris, foundation leaks, buried utility lines and or any underground condition that will create hardship or extension of time to Prime Construction Inc. Additional costs will apply, consult contractor prior to start.
- No work on conditions described as acts of God or nature such as floods, heavy rains, high winds, lightening, tornadoes, micro bursts and any other type of uncontrollable conditions that will create hardship or extra labor for Prime Construction Inc.
- No landscaping, seeding or sod replacement.
- No hauling in or out of soils.
- No additional soils or other materials provided by contractor.

EXISTING SOUTH ELEVATION

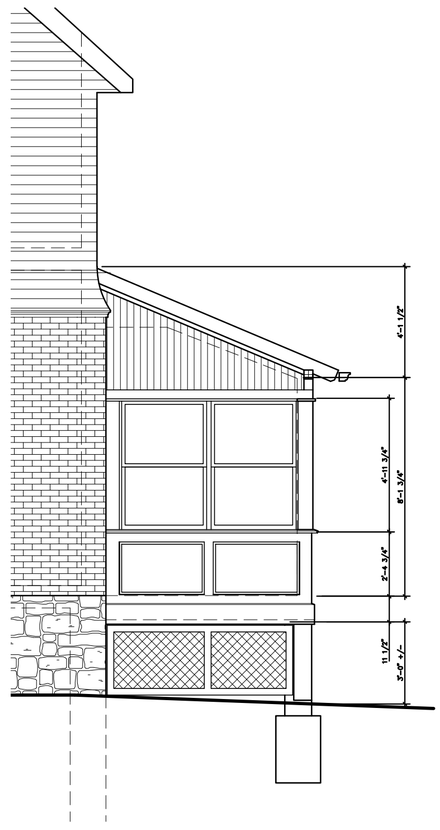
EXISTING SOUTHEAST ELEVATION

EXISTING EAST ELEVATION

1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

TERRY - DIEBOLT RESIDENCE
637 TENNESSEE STREET
LAWRENCE, KANSAS

Hernly
ASSOCIATES
920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

ELEVATIONS

Date: 2016/06/07
Drawn by : M.MYERS
Checked by :
Revisions : 2016/06/21

A2.0

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: DR-16-00237
STAFF REPORT

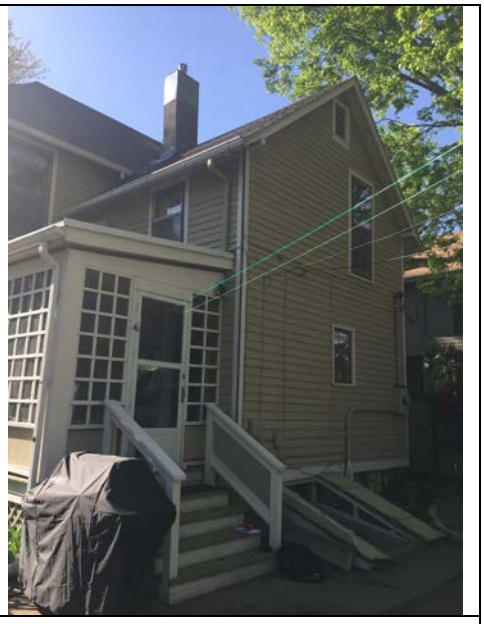
A. SUMMARY

DR-16-00237 622 Ohio Street; New Addition; State Law Review and Certificate of Appropriateness. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places and is located in the environs of the Henry Martin House (627 Ohio Street), Lawrence Register of Historic Places. Submitted by Lance Adams for Sara Gregg, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to remove an existing screened porch on the southeast corner of the historic structure and construct an addition around the entire southeast corner of the structure located at 622 Ohio Street.

Main/West Elevation



Southwest Corner

The new addition will be 27' 4" X 16' 9" with some variations in the overall footprint and will be 22' 4" in height at the tallest peak of the roof addition. Materials for the addition include: smooth fiber cement lap siding with 4½" exposure to match the wood lap siding of the existing structure; wood windows to match the existing structure including the surround profile on the south elevation; a 6:12 pitch roof; windows of various sizes and placement on the north and east elevations; and a 3' ½" mud room extension from the east elevation wall plane with a shed roof. Roof materials and window materials on the east and north sides are not identified.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

6. Deteriorated architectural features shall be repaired rather then replaced, whenever

possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

The Environs for 627 Ohio Street, the Martin House, should be reviewed in the following manner. The Environs should be divided into two areas and the following standards applied to each of the areas (the proposed project is located in Area 1):

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

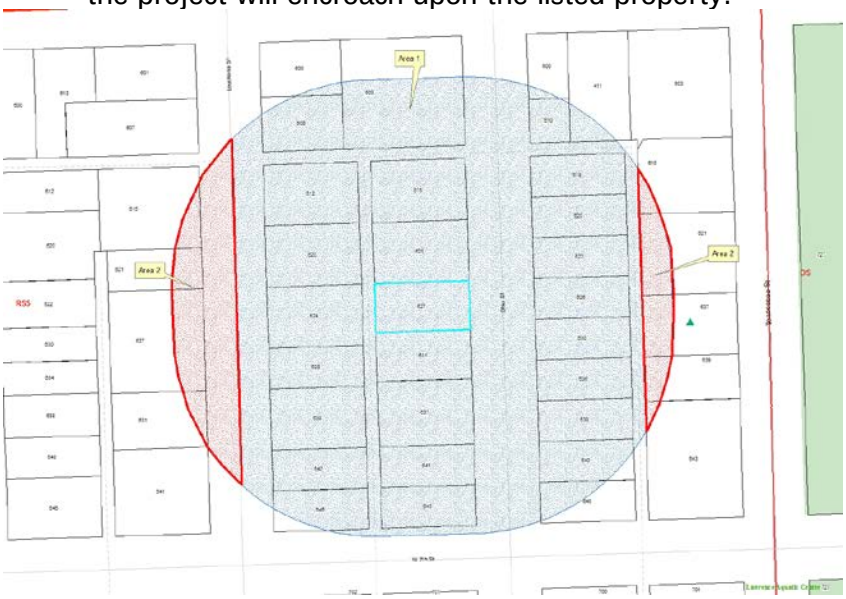
***Area 2**: The properties in this area have no direct "line of sight" to the subject property. This area should maintain the overall residential character of the historic environs and the following should apply:*

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height,

directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.



D. STAFF ANALYSIS

History

According to the 1991 survey of Old West Lawrence, this property was unimproved in the 1873 Atlas of Douglas County. In 1890 M. C. Johnson was the owner of record when a significant increase in property tax valuation occurred. Miss N. V. Smith was listed as the resident of this address in 1890/1891. George Sheets was listed as living at 622 Ohio Street in 1905 and members of the Sheets family lived in the house until 1930. The applicants purchased the property in March 2016.

The structure appears on the 1905, 1912, 1918, and 1927 Sanborn Fire Insurance maps. The 1912 and 1918 maps show a 1 story projection on the south elevation of the structure similar in size and

location of an existing bay projection. The projection does not show on the 1905 or 1927 maps. It is likely that this is a drawing error although staff has not verified this with architectural investigation.

While elements of the façade and the north elevation changed from 1905 to 1927, the southeast porch remained in the same location and configuration.

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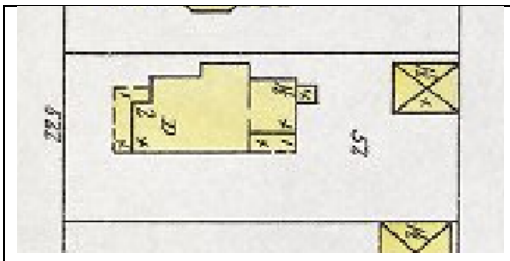
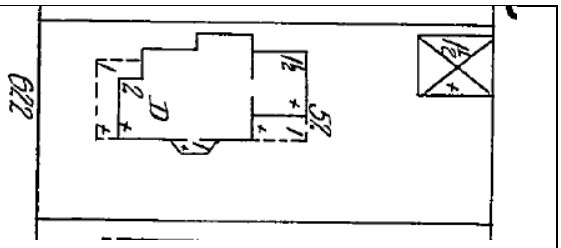
<tr><td>  </td><td>  </td></tr>
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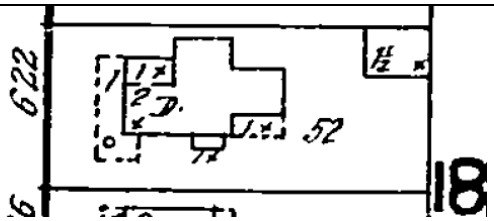
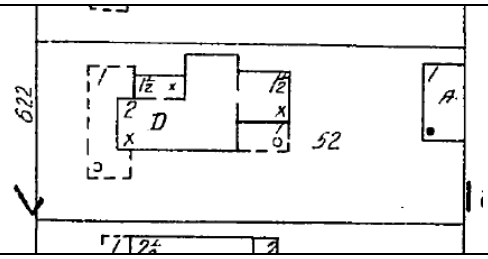
<tr><td>  </td><td>  </td></tr>
<tr><td>1918</td><td>1927</td></tr>
</table>

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but the Secretary of the Interior's guidelines emphasize that new additions should be avoided, if possible, and considered only after it is determined that the proposed need cannot be met by altering secondary, non-character defining interior spaces. After a thorough evaluation of interior solutions, if an exterior addition is still judged to be the only viable alternative, the addition should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features of the structure are not radically changed, obscured, damaged, or destroyed. New additions should be constructed so that there is the least possible loss of historic materials, located at the rear or on an inconspicuous side of a historic building, and limited in size and scale in relationship to the historic building. Design for the new work may be contemporary, but it should always be clearly differentiated from the historic building and be compatible in terms of

mass, materials, relationship of solids to voids, and color.

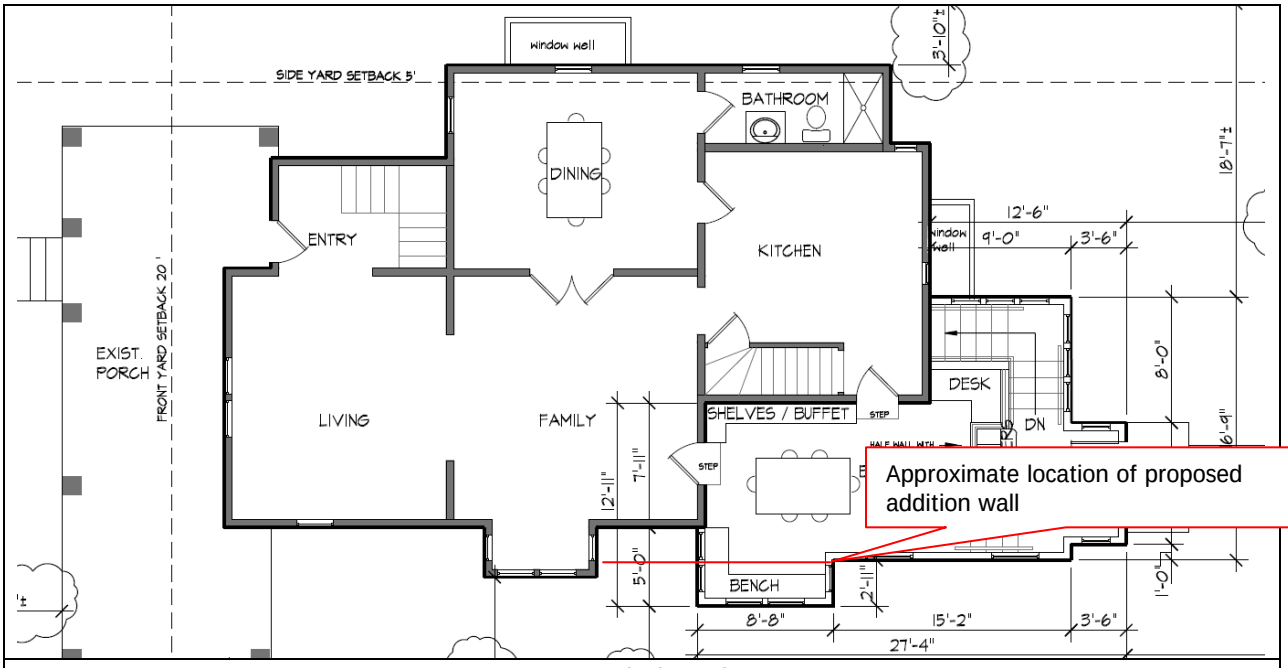
The proposed project will remove the existing porch on the southeast corner of the structure. The location and approximate size of the porch are part of the historic footprint of the house. The porch does not project from the primary wall plane of the south elevation. Rear porches that extend the length of the rear elevation or are located on the rear corner of a historic structure require a case by case project review due to the uniqueness of each lot, building footprint, and spacial relationships on the property. While the porch location may be historic, it is necessary to determine if the porch is a character defining element of the listed structure.

Like most porches on the rear of structures, the existing porch was a utilitarian porch and not a design feature of the house. It is typical for historic structures to have porches on the rear of structures enclosed and incorporated into the interior spaces.

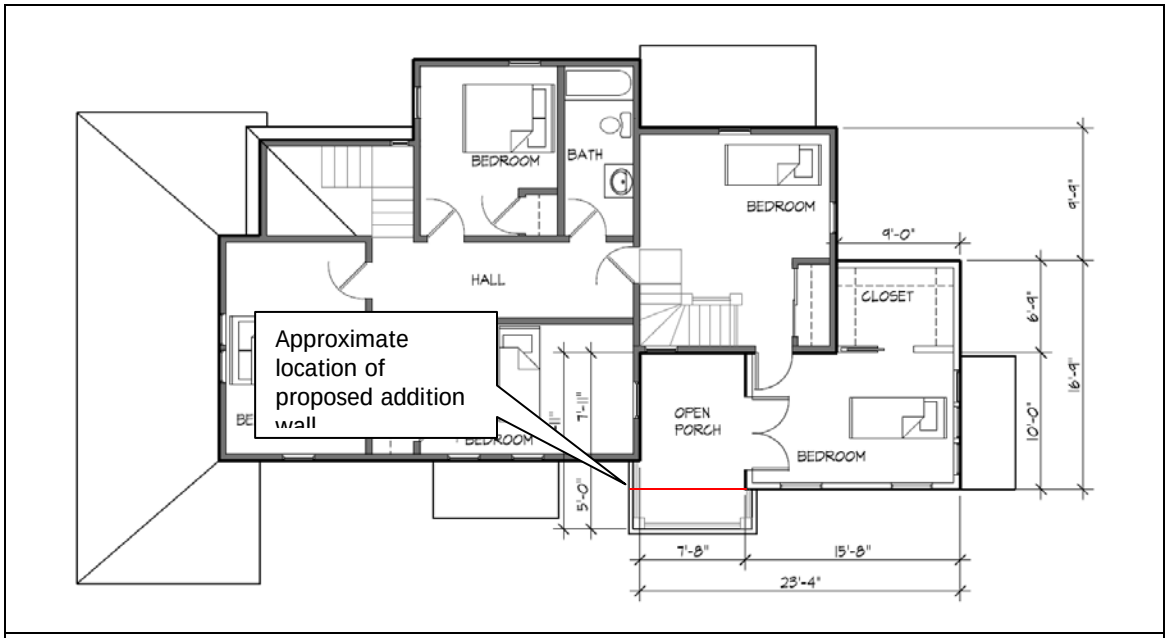
The applicant notes in the application for this project that the need for the addition is the growth of the family. A primary reason for the addition is to add an additional bedroom. The existing structure does not provide for this bedroom addition without altering existing character defining spaces.

The applicant has designed the new addition so that there is minimal removal of historic material. While the placement of the addition in the proposed location minimizes the overall loss of historic material, the historic porch configuration will be lost. Most of the second floor windows will be maintained. Almost all of the interior walls will be maintained. The addition is compatible with the size, scale, massing, materials, and design of the existing structure. The height at the roof peak of the addition will be approximately 2’ 10” lower than the primary roof peak. The design includes an open porch area on the upper level that creates a visual hyphen on the upper level to help distinguish the historic upper floor from the new addition. This design element also helps to extend the visual separation at the ground level.

The only concern for staff is the 5’ projection of the addition on the south elevation. This portion of the addition can be seen from the public right-of-way and is not recommended. Additions, if possible, should be recessed from the historic building elevations. A review of the proposed interior indicates that this projection could be reduced by approximately 3’ without removing any significant space on the ground level or second level of the addition. Although the reduction of 3’ will not line the addition with or recess the addition from the historic primary wall plane of the south elevation, it will reduce the projection behind the existing historic bay projection.



Proposed First Floor



Proposed Second Floor

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

The main structure located at 622 Ohio Street (c. 1890) is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. When the Old West Lawrence Historic District was listed in the National Register in 1972, it did not include a list of contributing and non-contributing structures. The district was resurveyed in 1991, and the State Historic Preservation Office (SHPO) generated a list of contributing and non-contributing structures based on this survey to determine the eligibility of structures for the Kansas Historic Rehabilitation Tax Credit program. (This list was never approved by the National Park Service as an official list of contributing and non-contributing structures.) Staff is of the opinion that the structure is contributing to the Old West Lawrence Historic District.

Standards 1, 2, 9, and 10 apply to this project.

The property will be used for its historic purpose and the character of the property will be retained and preserved. No historic or character defining feature will removed or altered. While the removal of the porch that has existed in this configuration and location since at least 1905 will alter a feature and space of the historic structure, staff is of the opinion that the design of the addition continues to visually relate to the historic porch element.

The proposed addition does an excellent job in not destroying historic fabric both on the exterior and interior of the structure. While the new work is differentiated from the old, it is compatible with the massing, size, scale, and architectural features of the historic structure. It is not likely that the addition will be removed in the future, but the design of the addition that maintains the majority of the historic structure would allow for the removal to reveal the essential form and integrity of the historic suture.

The only item of concern for staff is the 5' projection of the addition on the south elevation of the new addition. Additions should be placed on the rear or least conspicuous elevation of a historic structure and should be recessed from the historic structure to create a separation between the old and new. When possible, the addition should be connected with some type of hyphen to completely separate the addition from the historic structure. This preserves the greatest amount of historic material as well as creating a clear demarcation of the old and new. Due to the placement of this structure and the associated location of the basement stairs and window well on the east, the addition should be placed closer to the south wall plane to preserve these historic features. While the placement is necessary to preserve historic fabric, the projection of the 5' is not a necessary part of the addition although it is desired by the property owner.

As described above, the addition should be altered to project no more than 2 ½' from the historic wall plane. This reduction, although not a recess or equivalent to the historic wall plane, will mitigate the projection by placing it behind the plane of the existing bay projection. Staff proposes this reduction as an amendment to the project to comply with the standards.

Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Certificate of Appropriateness

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Significantly is not defined in the definition section of Chapter 22. Interior alterations are not included in this review.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The proposed project is located in the environs of the Henry Martin House (627 Ohio Street). 622 Ohio Street is located in Area 1 of the environs definition for the Martin House. There is a direct line of site from the Martin House to 622 Ohio Street.

The proposed addition is compatible with the building scale, height, orientation, site coverage, materials, textures, architectural details, and roof forms of the subject property as well as the environs of the listed property. The addition maintains the spatial separation from other buildings and the general design from the public right of way is compatible with the property and the listed property. The window sizes and patterns on the east and north elevations are not typical for the environs; however, Standard 9 in Chapter 22 allows for contemporary design for additions to existing properties when the addition does not “destroy significant historical, architectural, or cultural material, and the design is compatible with the size, scale, color, material, and character of

the property, neighborhood, or environs."

Like the State Law Review, the only concern for staff is the projection of the addition 5' to the south from the existing southern wall plane. This area of the addition will be visible from the listed property. If the addition was reduced to 2 ½' from the southern wall plane, the visual change from the listed property would be mitigated.

While the reduced addition would be a more compatible design for the environs, staff is of the opinion that the project will not significantly encroach on, damage, or destroy the landmark or its environs based on the standards in Chapter 22.

Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places) if the applicant agrees to the amendment of reducing the south elevation of the addition to approximately 2 ½' from the adjacent historic wall plane.

If the applicant does not accept the proposed amendment, staff recommends the commission refer the project to the Architectural Review Committee to address the conflict of the addition and the standards.

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmark or its environs and issue the Certificate of Appropriateness for the proposed project.

Additional Recommendation

Staff also recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 622 Ohio Street

Legal Description (*may be attached*) Ohio Street Lt 52

OWNER INFORMATION

Name(s) Sara Gregg

Contact Sara Gregg

Address 622 Ohio Street

City Lawrence State KS ZIP 66044

Phone (202) 276-1024 Fax (___) _____

E-mail Saramgregg@gmail.com Mobile/Pager (___) _____

APPLICANT/AGENT INFORMATION

Contact _____

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (___) _____ Fax (___) _____

E-mail _____ Mobile/Pager (___) _____

Existing Zoning RS5	Existing Land Use Single Family	Proposed Land Use Single Family	
Total site area 5,850	Current Appraised Value 283,600	Existing Building Footprint 1520 Sq Ft.	Open Space Area 3,921 SqFt.
# of Buildings 2	Estimated Cost of Construction $50,000	Proposed Building Footprint 1764 SQ FT.	Pavement Coverage 446 Sq.Ft.

Are you also submitting any of the following applications?

☐ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☐ Other (specify)		

Property Address: 622 Ohio Street

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

Removal of existing Porch and Construction of a two Story Structure. The new Structure will have an OFFice and Breakfast Nook on the Main level and a Bedroom with an open Roof Porch on the Second floor.

Reason for Request:
(Attach additional sheets if necessary)

Merging of two families with 4 children.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project

Contact Lance Adams

Company Adams Architects, LLC

Address 700 Mass St. Suite 202

City Lawrence State Ks. ZIP 66044

Phone (785) 218-3980 Fax (___) _____

E-mail lance.adams@adamsarchs.com Mobile/Pager (___) _____

REQUIRED ATTACHMENTS:

- ☐ **Photographs of existing structure and site**
- ☐ **Scaled or dimensioned site plan**
- ☐ **Scaled elevation drawings**
- ☐ **Scaled or dimensioned floor plans**
- ☐ **Materials list**
- ☐ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Sara M'Gregg Date 6/9/2016

_____ Date _____

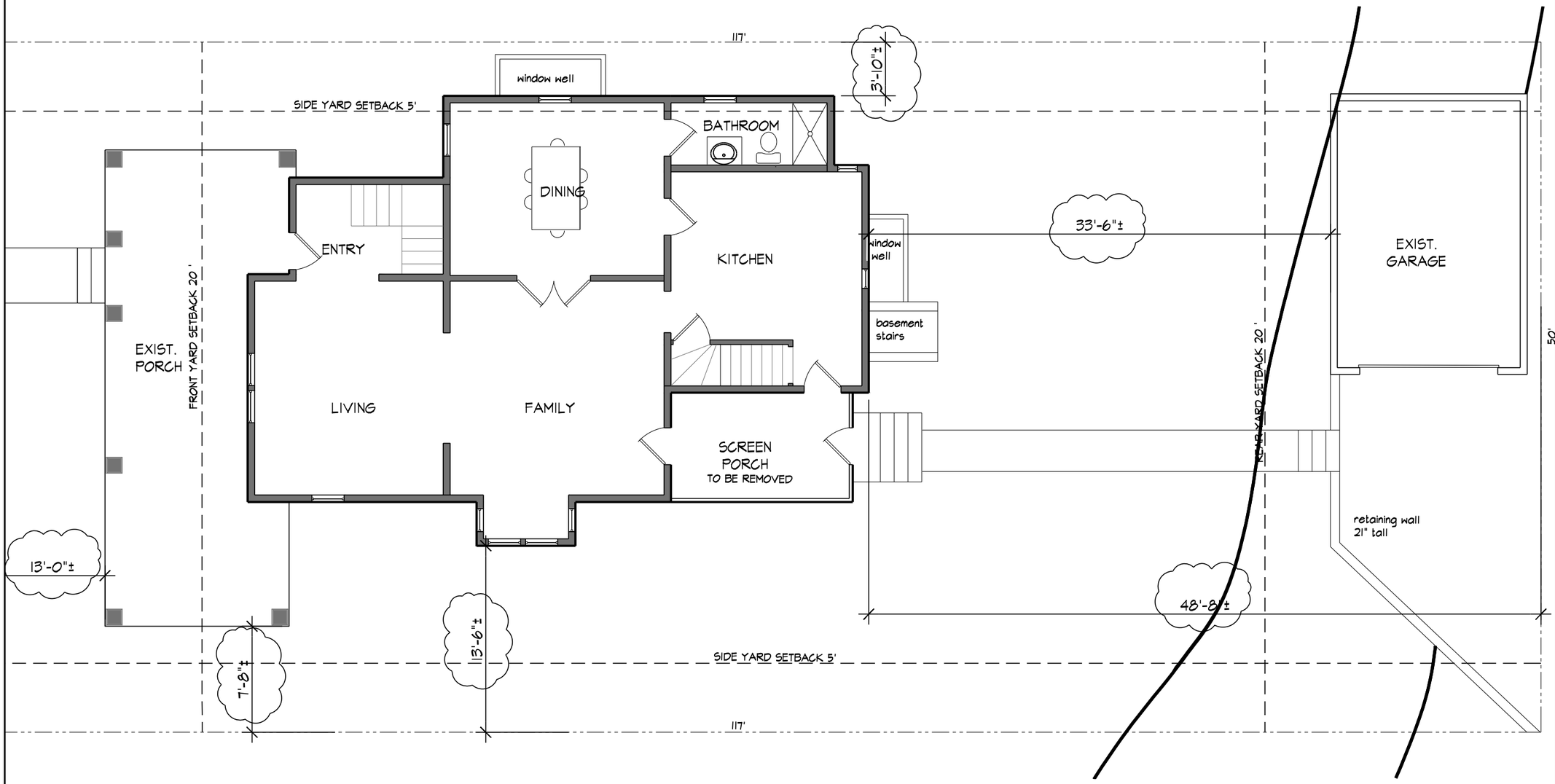
_____ Date _____

Note: If signing by agent submit Owner Authorization Form

R16.007.01

622 Ohio St.

Lawrence, Kansas



FIRST FLOOR -EXISTING

1/8"=1'-0"

A

ADAMS ARCHITECTS

700 Massachusetts St.
Suite 202
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

Rel. Date: 06.09.16

Revised: 06.21.16

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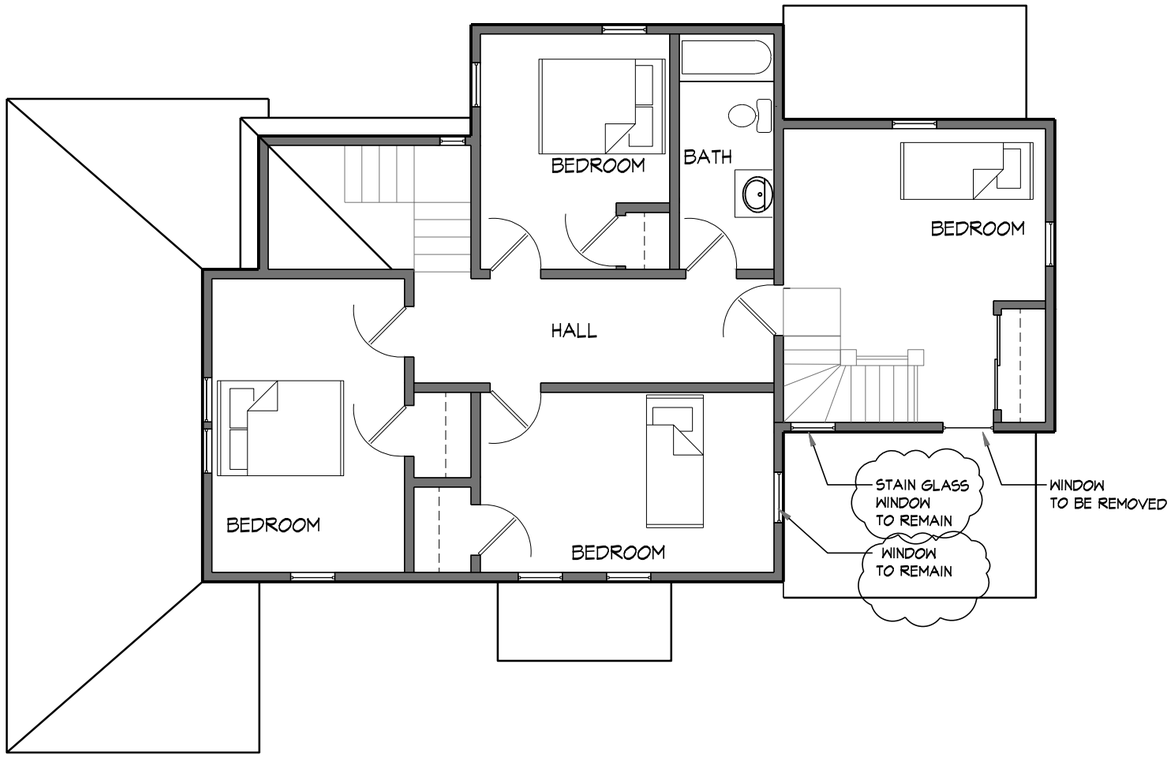

SECOND FLOOR -EXISTING

1/8"=1'-0"

A

R16.007.01

622 Ohio St.

Lawrence, Kansas

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ARCHITECTS

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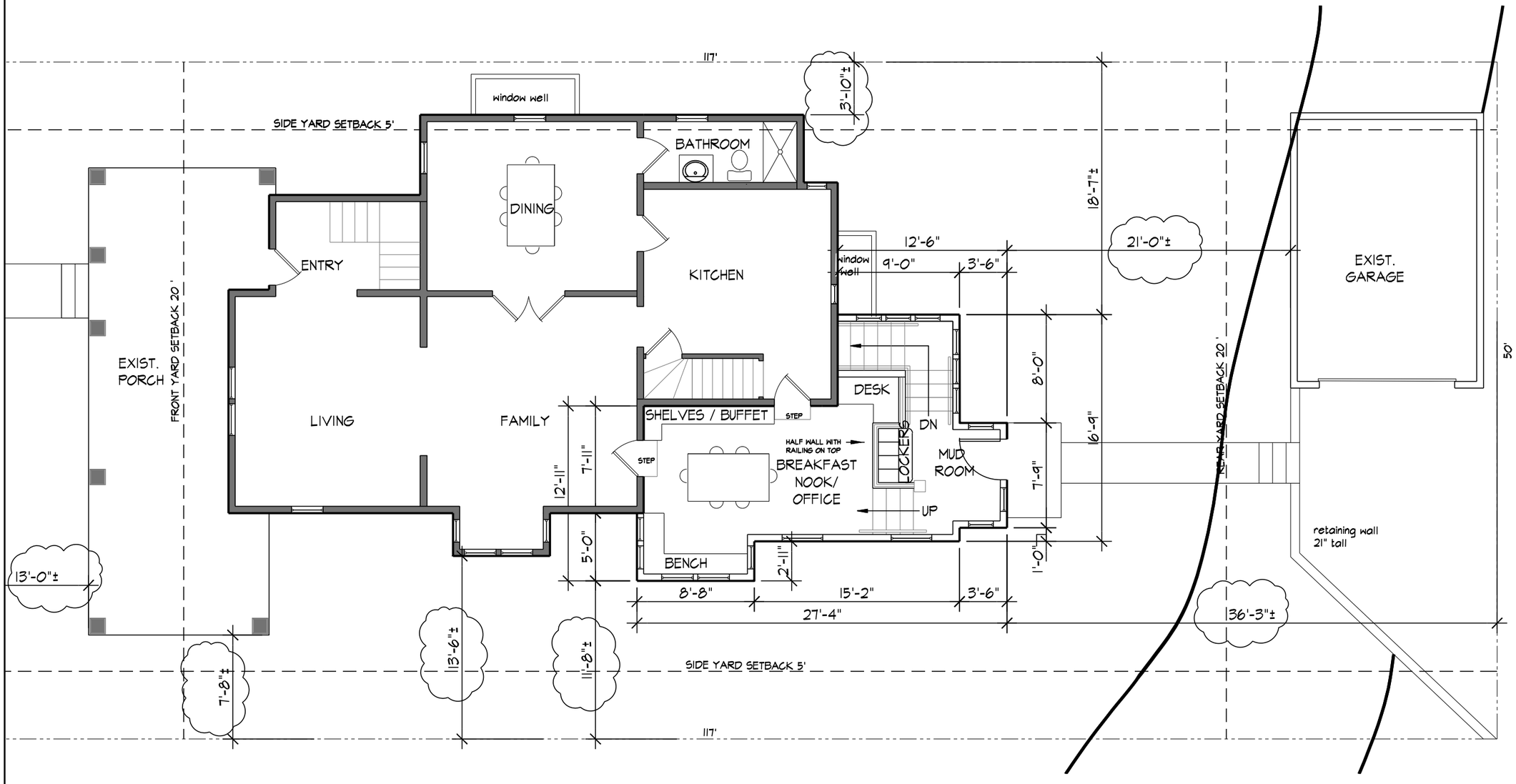
Lawrence, Kansas



FIRST FLOOR -PROPOSED

1/8"=1'-0"

A

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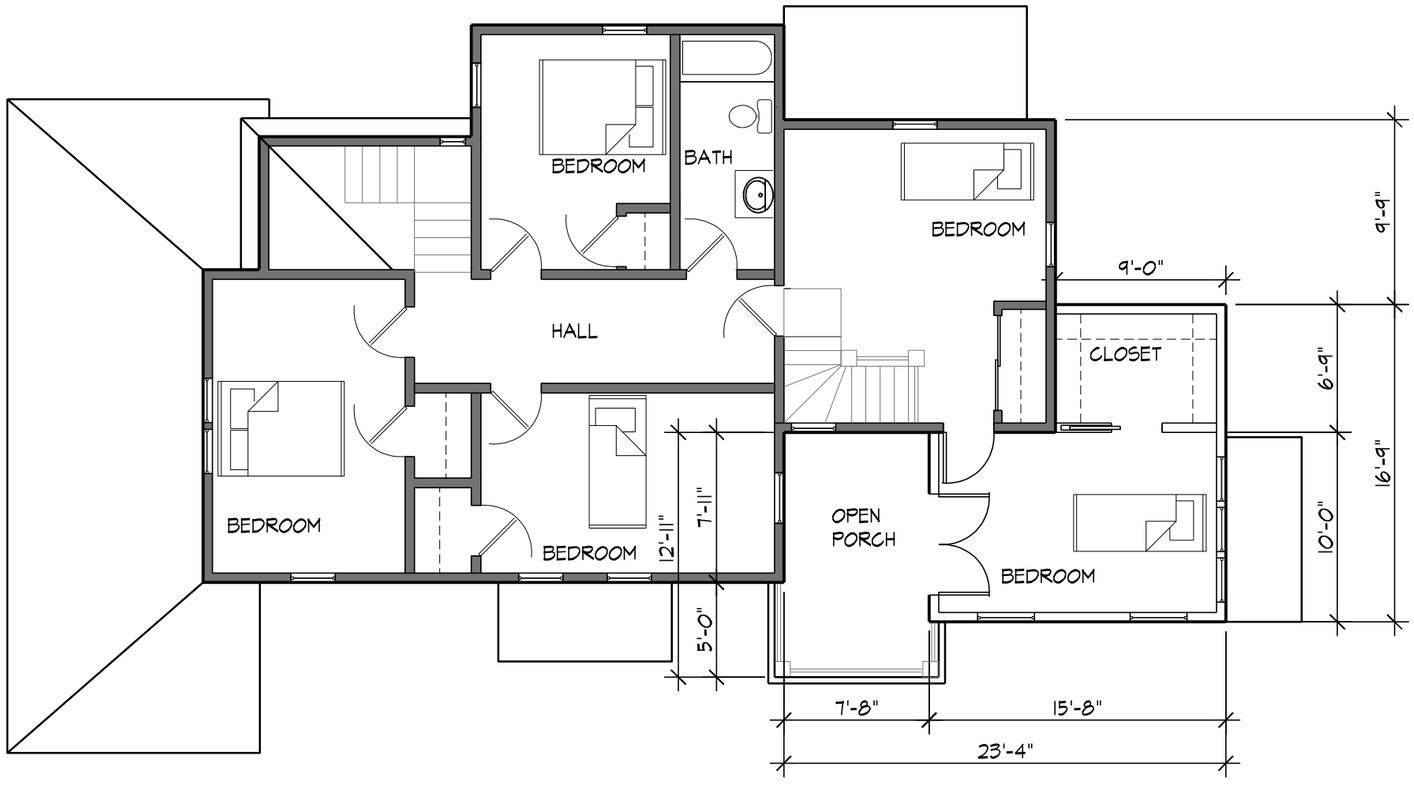

SECOND FLOOR -PROPOSED

1/8"=1'-0"

A

R16.007.01

622 Ohio St.

Lawrence, Kansas

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ARCHITECTS

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R16.007.01

622 Ohio St.

Lawrence, Kansas

EXISTING WEST ELEVATION

1/8"=1'-0"

B

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Revised: 06.21.16

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EXISTING SOUTH ELEVATION

1/8"=1'-0"

A

R16.007.01

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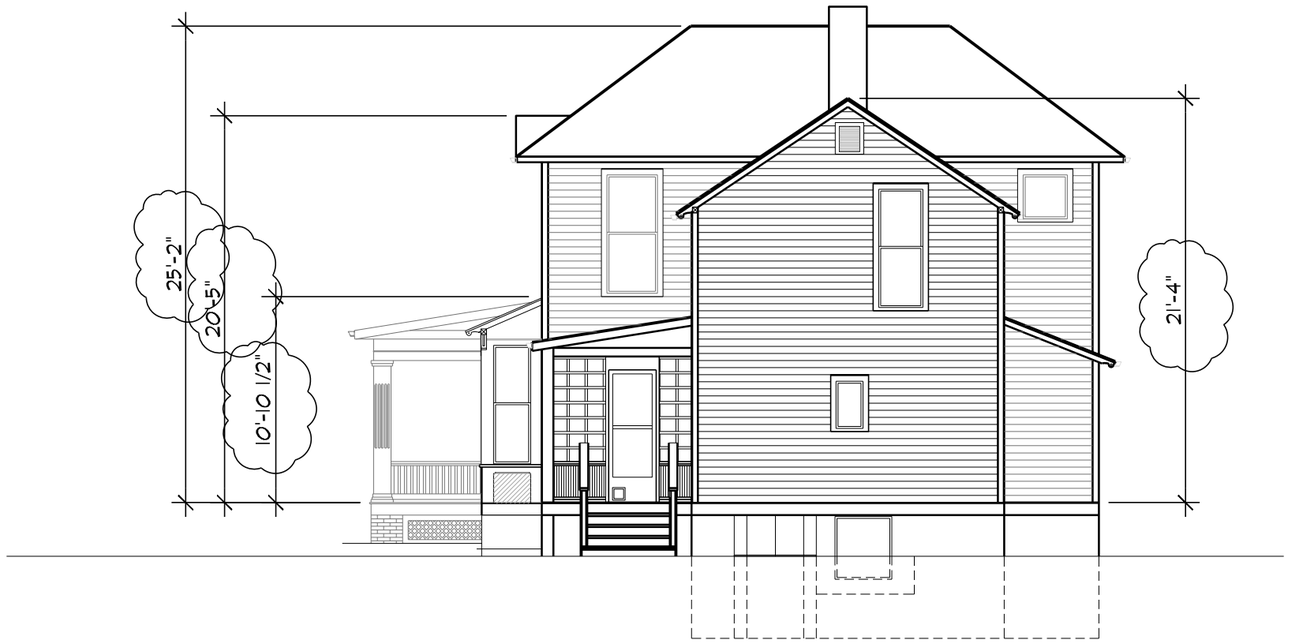

EXISTING EAST ELEVATION

1/8"=1'-0"

B

R16.007.01

622 Ohio St.

Lawrence, Kansas

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Rel. Date: 06.09.16

Revised: 06.21.16

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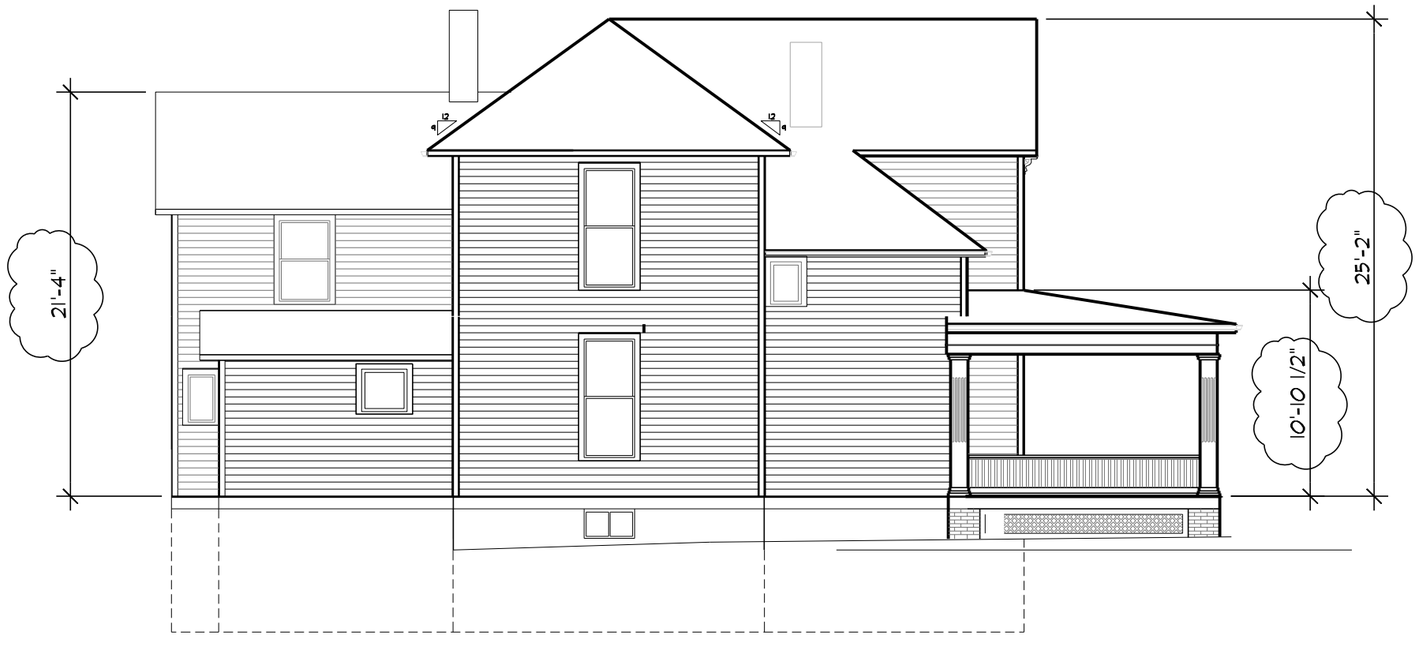

EXISTING NORTH ELEVATION

1/8"=1'-0"

A

R16.007.01

622 Ohio St.

Lawrence, Kansas

ADAMS
ARCHITECTS

700 Massachusetts St.
Suite 202
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

Rel. Date: 06.09.16

Revised: 06.21.16

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R16.007.01

622 Ohio St.

Lawrence, Kansas

GENERAL ELEVATION NOTES:

1. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
2. NEW WOOD WINDOWS TO MATCH EXISTING FRAME MATERIAL AND SURROUND PROFILE.
3. NEW SIDING TO BE FIBER CEMENT WITH A SMOOTH TEXTURE AND 4 1/2" EXPOSURE.
4. EAVE TRIM MATERIAL AND PROFILE TO MATCH EXISTING.
5. CORNER TRIM MATERIAL AND PROFILE TO MATCH EXISTING
6. RAILING ON PROPOSED PORCH TO MATCH EXISTING PORCH EXCEPT IN RAILING HEIGHT.

WEST ELEVATION B

1/8"=1'-0"

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GENERAL ELEVATION NOTES:

1. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
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3. NEW SIDING TO BE FIBER CEMENT WITH A SMOOTH TEXTURE AND 4 1/2" EXPOSURE.
4. EAVE TRIM MATERIAL AND PROFILE TO MATCH EXISTING.
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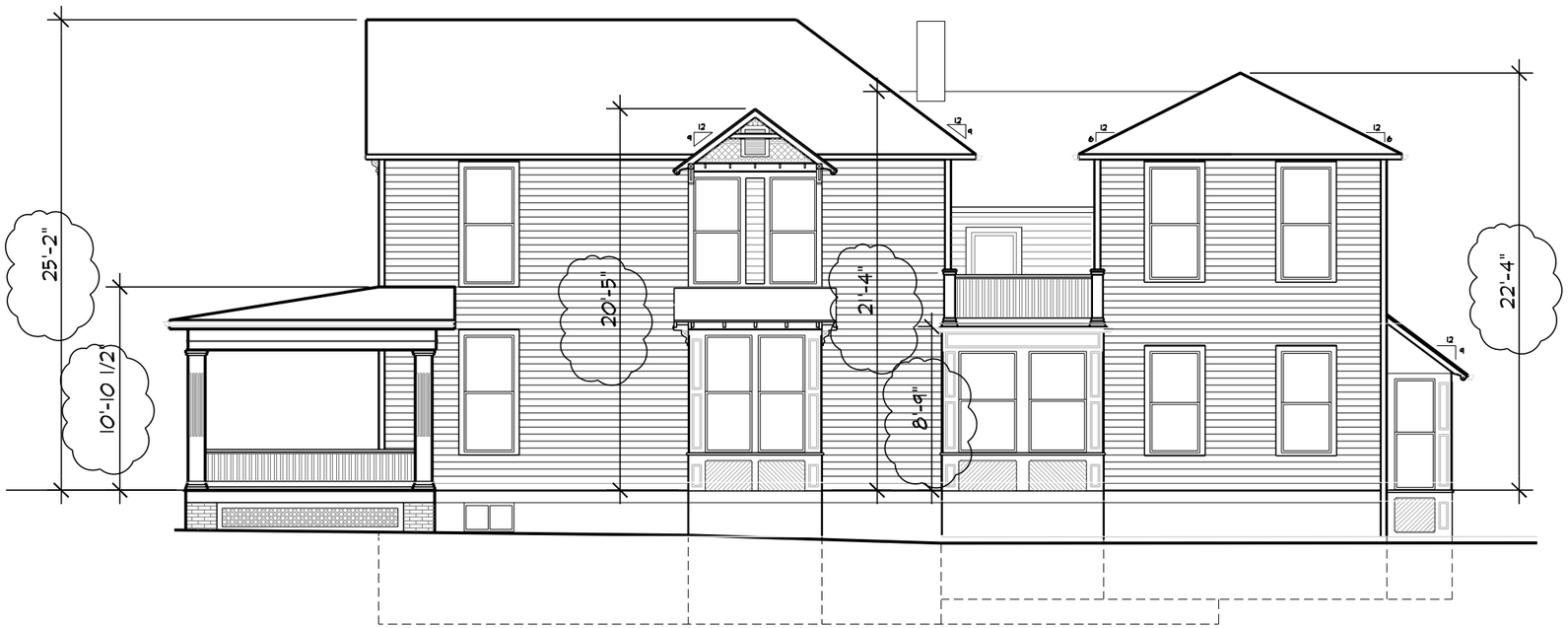
6. RAILING ON PROPOSED PORCH TO MATCH EXISTING PORCH EXCEPT IN RAILING HEIGHT.



SOUTH ELEVATION A

1/8"=1'-0"

R16.007.01

622 Ohio St.

Lawrence, Kansas

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622 Ohio St.
Lawrence, Kansas

GENERAL ELEVATION NOTES:

1. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
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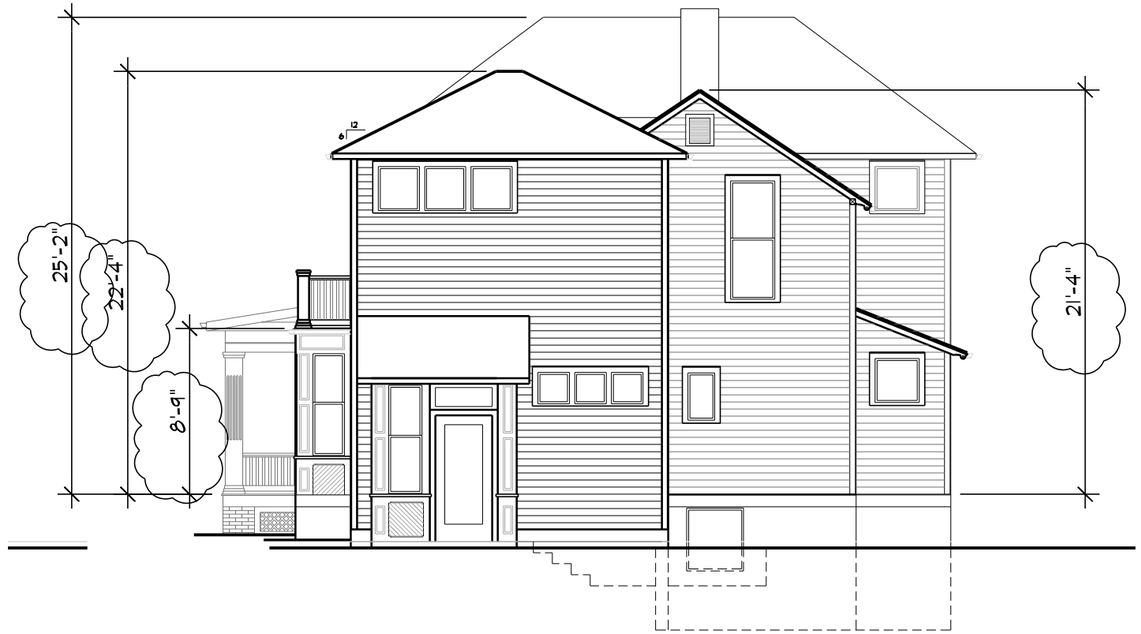

EAST ELEVATION B

1/8"=1'-0"

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622 Ohio St.

Lawrence, Kansas

GENERAL ELEVATION NOTES:

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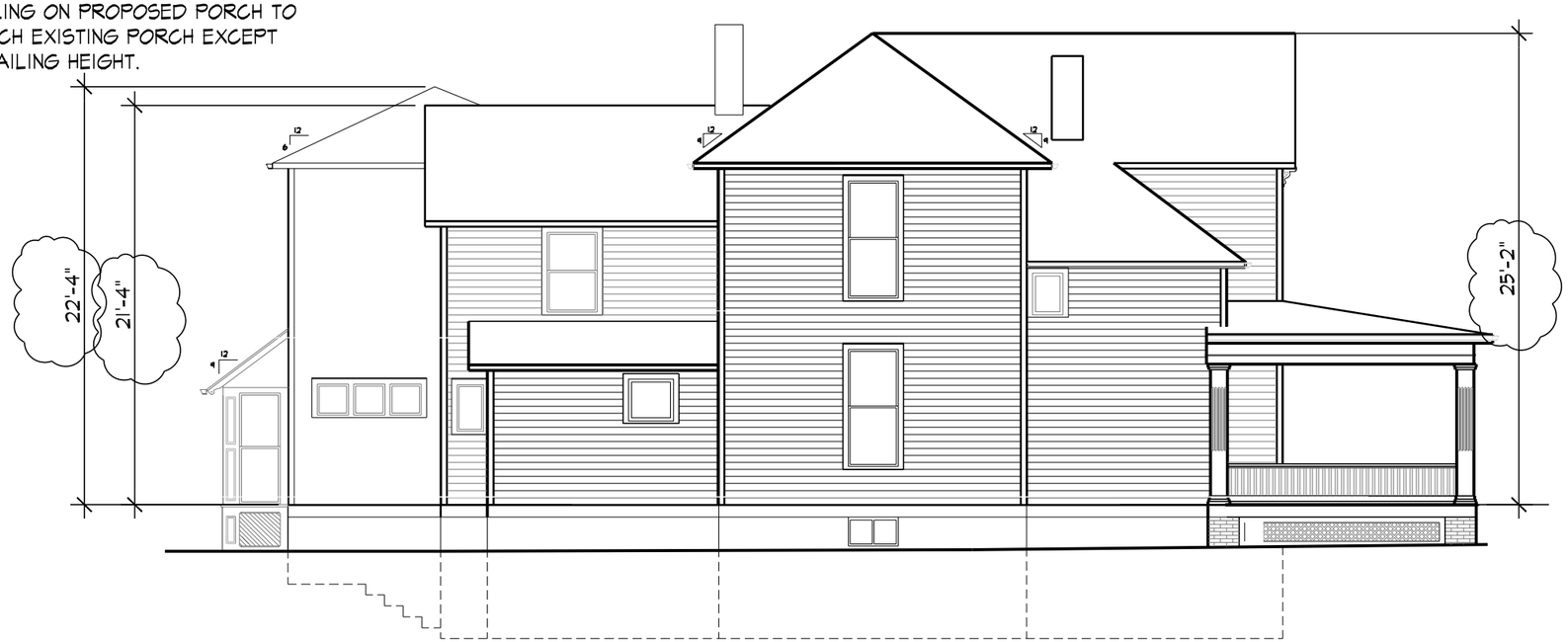

NORTH ELEVATION A

1/8"=1'-0"

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Rel. Date: 06.09.16

Revised: 06.21.16

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LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 8: DR-16-00238
STAFF REPORT

A. SUMMARY

DR-16-00238 1208 Kentucky Street; Relocation of Structure and New Construction; Certificate of Appropriateness. The property is located in the environs of South Park, Lawrence Register of Historic Places. Submitted by Sabatini Architecture for the Roman Catholic Archdiocese of KC, the property owners of record.

B. PROJECT DESCRIPTION

The applicant proposes to move a historic structure from the east side of the 1200 block of Kentucky Street to an existing vacant area on the west side of the 1200 block of Vermont Street across the street from South Park. A new structure to house a school gymnasium will be constructed on the north end of the east side of the 1200 block of Kentucky Street.

Structure to be Moved

The applicant has included a complete project description in the application material. The existing structure will be documented, stabilized, and moved to the vacant site on Vermont Street. The structure will be placed to the east of the 25' front yard setback and will be located approximately 2' in front of the existing structure not including stairs to each structure. The porch of the moved structure will be approximately 12' east of the front yard setback and the existing structure is approximately 10' from the front yard setback. The moved structure's porch will be approximately 14' from the Vermont Street sidewalk and the stairs to the porch will be approximately 10' from the sidewalk. An addition will be constructed to connect the moved structure to the existing structure on the site. This addition will be located behind the front porches of the two structures and will

wrap around to the north of the west elevation of the relocated structure. The new addition will be approximately 10' wide between the structures and 42' 7" north to south and approximately 14' east to west behind the moved structure. Materials proposed for the connector addition include a prefinished aluminum or fiberglass glazing system pre-finished metal spandrel panels and roof fascia, and cement board cladding.

The applicant also proposed a new addition for a school gymnasium for the existing school. The addition will be located on the northwest corner of the property. The new 9,911 sf gym entrance will be located on the south elevation of the structure and the addition will be modern in design. Materials for this addition include prefinished aluminum glazing systems, a prefinished metal screen, and tilt up colored concrete.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

> *1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
>
> *2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
>
> *3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
>
> *4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

> *1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
>
> *2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

6. Deteriorated architectural features shall be repaired rather then replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Design Criteria 22-506

(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial

Separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

(3) Demolition, Relocation, and Land Surface Change.

(a) Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades. Demolition under this chapter shall be subject to Ordinance 5810, as amended.

(b) Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project, involving the city and if the building is worthy of preservation by virtue of its
integrity, originality, craftsmanship, age, or historical significance relocation may be considered as an alternative.

(c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

Environs for South Park

The environs for South Park are divided into two areas. The areas were primarily determined on geographic location and line of site to the park. If a building or parking area had frontage along the park, the entire building or parking area was included in the primary area of review, Area 1. If the building or parking area did not have frontage on to the park, it was included in Area 2. Because the environs were defined in this manner, the subject property is located in both Areas 1 and 2. The primary difference in the review of the areas is the review of demolition of structures within the area.

Area 1: Maintaining the existing structures and visual appearance of the environs is the

primary focus of review. Main structure demolitions would be approved if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

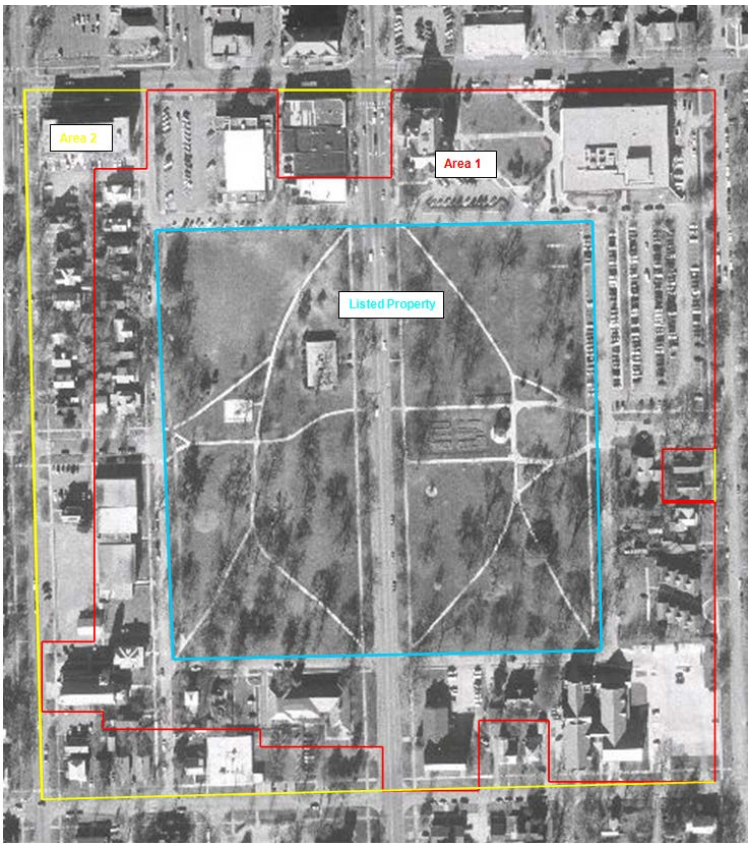
Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) that do not involve the Park facing facade can be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc., to the Park facing elevations) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505.

Area 2: The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) can be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505.



D. STAFF ANALYSIS

Project Review

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. The environs definitions for the listed properties give additional guidance for the review of projects in the environs. In addition to review by 22-505, the proposed alterations and new construction should be reviewed for scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

Moving the Historic Structure

Moving of historic structures is rarely recommended because it can completely destroy the context of a structure. Significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Similar to demolition requests, moving historic structures is rarely positive for the environs because it destroys spatial relationships that characterize the environs of

historic properties. Structures may be required to be moved as an alternative to demolition, or in the case of the requirements of Chapter 22, if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a property is moved, it should have an orientation, setting, and general environment that is comparable to those of the historic location and that are compatible with the property's significance. The new location should be sufficient in size and character to recall the basic qualities of the historic environment and setting.

Staff has worked with the owners' representative for several years as the property programs and expansion plans have been evaluated. One of the greatest concerns for staff has been the preservation of the historic structure that is now proposed to be moved. Several options for the new gymnasium and other program needs have been evaluated and the applicant has determined that the proposed location for the gymnasium is the most feasible. The applicant has worked on a design that could achieve both the new location and the continued use of the historic structure. The historic structure will be moved to a site that is comparable with the structure's historic setting. The size of the area for the placement of the structure is not uncommon in the environs of South Park. Many 50' wide lots supported two primary structures historically. The character of the new location is more in keeping with the historic character for the structure than the existing surroundings for the structure.

Environs review focuses mainly on the impact of the project on the listed property. The move of a residential structure to a location that historically had residential structures in the environs has no impact on the listed property.

Connector Addition

New additions to historic properties and to properties in the environs are recommended for secondary elevations and preferably the rear elevation of the structure. The proposed connector addition is placed behind the front building plane and to the rear elevation of the moved structure. While there is a significant loss of historic fabric with this proposed addition, the property is not listed.

The proposed addition is compatible in massing, site placement, scale, height, directional expression, and coverage of lot including the rear yard. As this a rear addition and will not be visible from the primary public right of way, staff is of the opinion that the sense of entry is not a consideration. The roof shape and rhythm of openings is not consistent with the historic environs of the listed property. Typically the roof shapes in the district are gabled. The rhythm of openings is also inconsistent with historic patterns in the environs. Because the applicant has placed the addition totally in the rear yard with setbacks from both the north elevation and the south elevation, line of site from the public right of way to the addition will be limited or not visible at all.
The materials for the addition are cement board siding. The cement board siding is not the typical lap siding that is found in the environs but is large panel siding. The roof appears to be shingled to match the house. The window materials are not specified. Staff does not recommend the use of vinyl windows. Wood or aluminum clad windows with matching or similar profiles to the existing structures should be used.

Gymnasium Addition

The proposed addition is very modern in design and is not typical for the environs. The standards

in Chapter 22 allow for modern design if they do not destroy significant historical, architectural, or cultural material, and the design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

The modern design of the addition does not destroy significant historic, architectural or cultural material in the environs of South Park. There is no line of sight from the listed property to the new addition.

While staff is not convinced that this project meets the identified characteristics of compatibility (size, scale, color and character of the property, neighborhood, or environs) in Standard 9 in 22-505, there are mitigating circumstances that should be considered in the review of this addition. St. John's church and school complex has significantly altered the 1200 block of Vermont Street over time as the church and school have expanded. Some of the expansions, like the school building constructed in 1956, have achieved historic significance in their own right. The 1968 addition has almost achieved significance. While some alterations to the property are more recent, the environs of South Park have included this church and school for over 50 years. The retention of several of the residential structures on the block by the church has had a significant impact on the integration of the church and school additions. These residential structures allow for the visual cue that the evolution of this block has occurred over time and that historically it was a residential block.

The new gymnasium addition is designed in part to be compatible with the existing school building with additions. The line of sight from the park to the new addition will be marginally greater than the line of sight to the rear of the existing structure due to the height increase of 5'. In addition, the addition of the new screening for mechanical equipment on the roof of the school will increase the visibility of the complex from the park. The addition will, however, continue the current northern wall plane of the existing structure. It is difficult to achieve an addition to structures that do not have a similar use in the environs. In addition, it is difficult to create a compatible addition for a completely different type of structure than the majority of structures in the environs. The church and school use are uses that were historically in the environs of South Park. Church and school building design typically have little or no form or architectural similarity with the residential areas surrounding them.

Chapter 22 presumes that a Certificate of Appropriateness will be granted unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark. Staff is of the opinion the proposed relocation of the residential type structure and the proposed additions will not will significantly encroach on, damage, or destroy the landmark or its environs.

E. STAFF RECOMMENDATION

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner Lynne Zohner
Date 05-08-2012
Application Number
DR-
Date Received

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1208 Kentucky Street

Legal Description (*may be attached*)

OWNER INFORMATION

Name(s)

Contact

Address 12615 Parallel Parkway

City Kansas City State Kansas ZIP 66901

Phone (913) 721.1570 Fax (913) 721.1577

E-mail lroberts@archkck.org Mobile/Pager ( )

APPLICANT/AGENT INFORMATION

Contact

Company

Address 730 New Hampshire Street, Suite 233

City Lawrence State KS ZIP 66044

Phone (785) 331-3399 Fax (785) 331-0846

E-mail dsabatini@sabatiniarchitects.com Mobile/Pager (785) 550-6564

Existing Zoning RM 32	Existing Land Use Church, School and Offices	Proposed Land Use	
Total site area 110,901 SF	Current Appraised Value NA	Existing Building Footprint 15,702 SF (school only)	Open Space Area 73,610 SF
# of Buildings 1	Estimated Cost of Construction Unknown at this time	Proposed Building Footprint 29,399 SF (school only)	Pavement Coverage 37,368 SF
Are you also submitting any of the following applications?			
☐ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☐ Other (specify) Historic Resources Commission Review		

Property Address: 1208 Kentucky Street

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

Reason for Request:
(Attach additional sheets if necessary)

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact _____

Company _____

Address 730 New Hampshire Street, Suite 233

City Lawrence State KS ZIP 66044

Phone (785) 331-3399 Fax (785) 331-0846

E-mail knichols@sabatiniarchitects.com Mobile/Pager (785) 760-4950

REQUIRED ATTACHMENTS:

- ☐ **Photographs of existing structure and site**
- ☐ **Scaled or dimensioned site plan**
- ☐ **Scaled elevation drawings**
- ☐ **Scaled or dimensioned floor plans**
- ☐ **Materials list**
- ☐ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Katie Nichols Digitally signed by Katie Nichols DN: C=US, E=knichols@sabatiniarchitects.com, CN=Katie Nichols Date: 2016.06.13 12:01:44-05'00' Date _____

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE_____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

_____ _____
Owner Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires: _____
Notary Public

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

- ☐ **Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.

- ☐ **Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.

- ☐ **Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.

- ☐ **Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.

- ☐ **Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.

- ☐ **Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

- ☐ **Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- ☐ **Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- ☐ **Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

Detailed Project Description, St. John School Addition
June 13, 2016

The project proposes a 9,911 SF gymnasium and entry vestibule addition located on the northwest corner of the property, and relocation of an existing residential structure (Catholic Convent) from the northwest corner of the property to the east side of the property adjacent to another existing residential structure currently serving as the Parish Offices and facing south park. Together these structures will provide a much needed expanded parish administration office, including pastoral offices and meeting rooms for the parish. Placement of the Convent and construction of a connecting addition will provide ADA access throughout both buildings on the first level. The connecting structure will also link the office floor to the existing school and to ADA accessible parking on the west side. The existing stair minor interior walls in the Rectory will be removed and a new stair case will be provided in the central connecting structure to allow ADA access throughout the first floor. An ADA accessible ramp is proposed to be located on the south side of the rectory building, linking access to the offices via a sidewalk to the ADA accessible parking on the west side. The existing retaining wall, landscaping, sidewalks, and curb will be extended on the east Vermont Street frontage, with the infill of an existing vehicle access drive that runs east/west through the property.

The connecting addition structure's fenestration and materials are selected to establish a transition structure that is compatible with the existing residential structures and school. It will include prefinished aluminum or fiberglass glazing system, pre-finished metal spandrel panels and roof fascia, cement board cladding and low slope roofing to distinguish it from the historic character of the residential structures and reinforce its presence as a recent intervention on site. A 10'-6" gap between the residential structures and the existing school will be maintained as green space and enclosed with a wrought iron security fence, providing outdoor break space for staff.

The existing church was built in 1924 at its current location on site between 12th and 13th Streets. The School was constructed in 1956 with additions constructed in 1968 and 2012. St. John School and Church are surrounded by a residential neighborhood and are located in the environs of the South Park, on the Lawrence Register of Historic Places, the Downtown Historic District, National Register of Historic Places and of the John N. Roberts House (Castle Tea Room 1307 Massachusetts St).

Sandborn maps document residential structures lining Vermont Street and 13th Street along the west and south edge of South Park in 1927. It also shows both the Parish Office and Convent built by that time.

While relocation of structures in historic environs is discouraged, exceptions have been offered for moving structures if there is evidence that it would not be practical or economical to utilize the building on its present site. Previous site development plans for the property have studied other options for the gymnasium location. The most feasible, located a gym expansion between the existing church and school structure, which would require relocation or demolition of the Parish Office Building while preserving the Convent Building in its current location. This approach was determined to be economically impractical and less desirable placing a monolithic structure as a connecting element

between the Church and School and changing the existing residential character of the southwest corner of South Park.

A main entry for the gym addition will be located on the south end of the addition and will include ADA ramp access to the south end of the existing school and to the new gym, placed at the lower existing school elevation a half story below grade.

Tilt up concrete with integral color and texture, low slope membrane roofing (flat roof) and prefinished aluminum glazing systems are proposed for the gymnasium addition to be compatible with the existing brick masonry school structure while establishing its own distinct presence. A prefinished metal screen is proposed to be mounted to the south, west and north walls of the gym to minimize its massing on facades facing adjacent residential construction and conceal roof top mechanical units. Interior improvements to the existing gymnasium and stage are proposed to enhance functionality for theater and music performances, and include replacement of HVAC and lighting, expanding the stage, providing an ADA accessible ramp to the stage from the audience area, and replacement of theater equipment.

PROPOSED GYM ADDITION

882

KENTUCKY STREET

RELOCATED TRASH ENCLOSURE

EXISTING ONSTREET PARKING

KENTUCKY STREET

PROPOSED NEW ONSTREET PARKING

PROPERTY LINE 598'-0"

25'-0" SETBACK

PROPOSED GYM ADDITION

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

PROPERTY LINE 180'-0"

25'-0" SETBACK

EXISTING CHURCH

PARKING (18)

EXISTING LOCATION OF CONVENT BUILDING REMOVE EXIST. BACK PORCH AND VESTIBULE

878

PRESCHOOL PLAYGROUND

PROPOSED ADDITION

EXISTING CONVENT BUILDING RELOCATED

EXISTING RECTORY BUILDING

EXISTING SCHOOL 2012 ADDITION

EXISTING SCHOOL ORIGINAL BUILDING 19xx

EXISTING SCHOOL 19xx ADDITION

25'-0" SETBACK

PROPERTY LINE 180'-0"

25'-0" SETBACK

876

PROPOSED ADA ACCESSIBLE RAMP

PROPOSED MODIFICATIONS TO RETAINING WALL TO CREATE OUTDOOR CLASSROOM

PROPERTY LINE 598'-0"

13TH STREET

RESTORE ORIGINAL PORCH

874

REMOVE EXIST. CONCRETE DRIVEWAY AND EXTEND SIDEWALK AND CURB

LANDSCAPED GREENS PACE WITH SECURITY FENCE

VERMONT STREET

872

VERMONT STREET

SOUTH PARK

12TH STREET

13TH STREET

12TH STREET

EXISTING CHURCH

EXISTING RECTORY

EXISTING SCHOOL

RELOCATED CONVENT AND CONNECTING ADDITION

1 SITE PLAN

1" = 50'-0"

N O R T H

25'-0" 75'-0" 100'-0"

St. John the Evangelist
Catholic Church and School
1208 Kentucky Street
Lawrence, Kansas

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Submittal Application
June 13, 2016

Revisions:

Historic Resources Commission
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Drawn By: KN
Checked By: DS
Title:SITE PLAN

Sheet No.:
EXB. 1

40'-5"REF. EXISTING RECTORY BUILDING

32'-8"REF.

42'-7" NEW CONSTRUCTION TO CONNECT BUILDINGS TO SCHOOL AND PROVIDE BASEMENT ACCESS

PROTECT EXISTING FIRST FLOOR EXTERIOR WALL AND ROOF CONSTRUCTION TO REMAIN IN PLACE. MODIFY ROOF FRAMING TO TIE IN NEW ROOF FRAMING.

4'-0⅛"

6'-6"

WORK RM.

UP

3'-11"

2'-6"

4'-5"

DN

OFFICE

CONFERENCE RM.

BREAK RM.

OFFICE

FRIDGE

EXISTING INTERIOR STAIRCASE AND WALL REMOVAL WITH NEW INTERIOR WALL AND DOOR CONSTRUCTION.

3'-6"

17R @ 6.97"

OFFICE

UP

ENTRY/RECEPTION 100'-0"

UP

3'-6"

4'-6"

OFFICE

32'-3½"REF,

UP

ADA ACCESIBLE ENTRANCE

10'-0"

6'-3"REF,

1'-8"±

6'-0" PRIVACY FENCE WROUGHT IRON TO MATCH EXISTING FENCE ON PROPERTY. LANDSCAPED COURTYARD BETWEEN BUILDINGS.

NEW ADA ACCESIBLE RAMP TO ENTRANCE

RESTORE ORIGINAL WINDOWS AND ENTRY DOOR

REMOVE EXIST. WALL INFILL AND RESTORE ORIGINAL PORCH.

TWO STORY NEW CONSTRUCTION TO CONNECT EXISTING RECTORY AND RELOCATED CONVENT STRUCTURES

EXISTING SCHOOL

PROTECT EXISTING PORCH TO REMAIN

26'-4½"REF. EXISTING CONVENT BUILDING RELOCATED

10'-6½"REF,

EXTEND EXISTING RETAINING WALL

1 FIRST FLOOR PLAN

1/8" = 1'-0"

0' 1' 2' 4' 8'

NORTH

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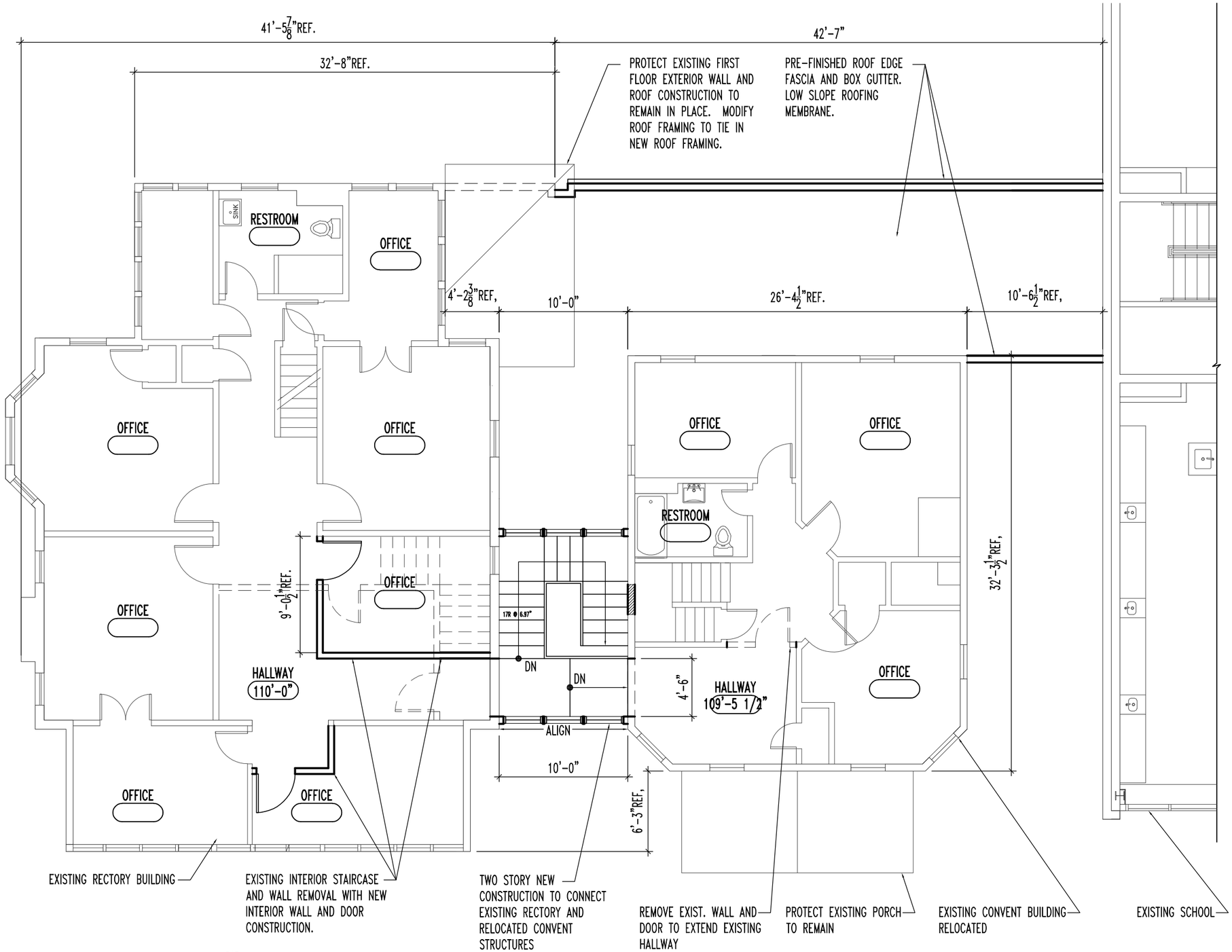
Checked By: DS
Title:SECOND FLOOR PLAN

Sheet No.:
EXB.2



1 SECOND FLOOR PLAN

1/8" = 1'-0"

0' 1' 2' 4' 8'

NORTH

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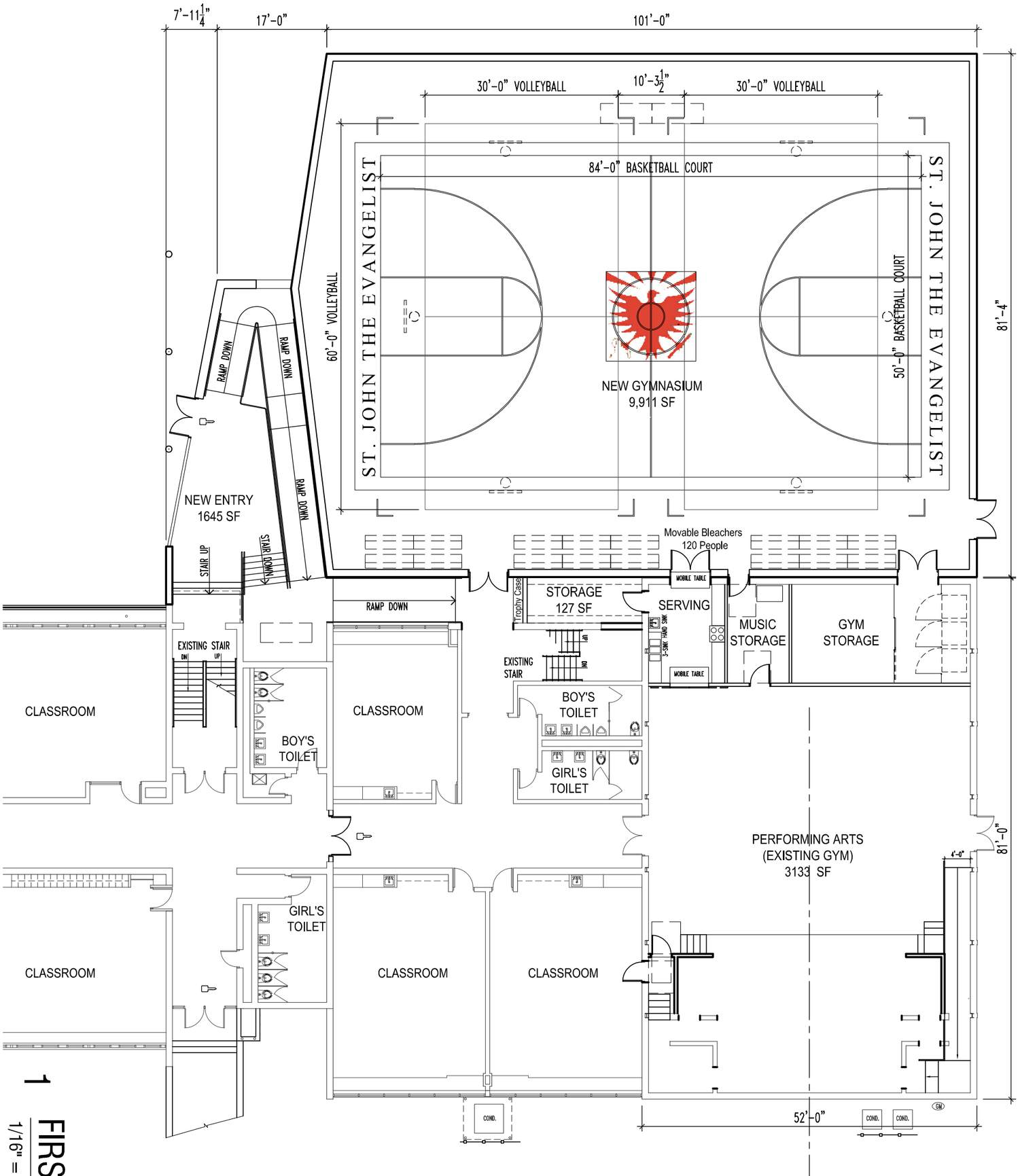
Drawn By:	KN
Checked By:	DS
Title:	SECOND FLOOR PLAN

Sheet No.:

EXB.3



1 FIRST FLOOR PLAN

1/16" = 1'-0"

0' 2' 4' 8' 16'

EXB.4

Street No.:

Revisions:

Historic Resources Commission

Submittal

Issue Date: 06.13.2016

Scale: AS NOTED

Project No.: 1625010

Drawn By: AN

Checked By: DS

Title:SECOND FLOOR PLAN

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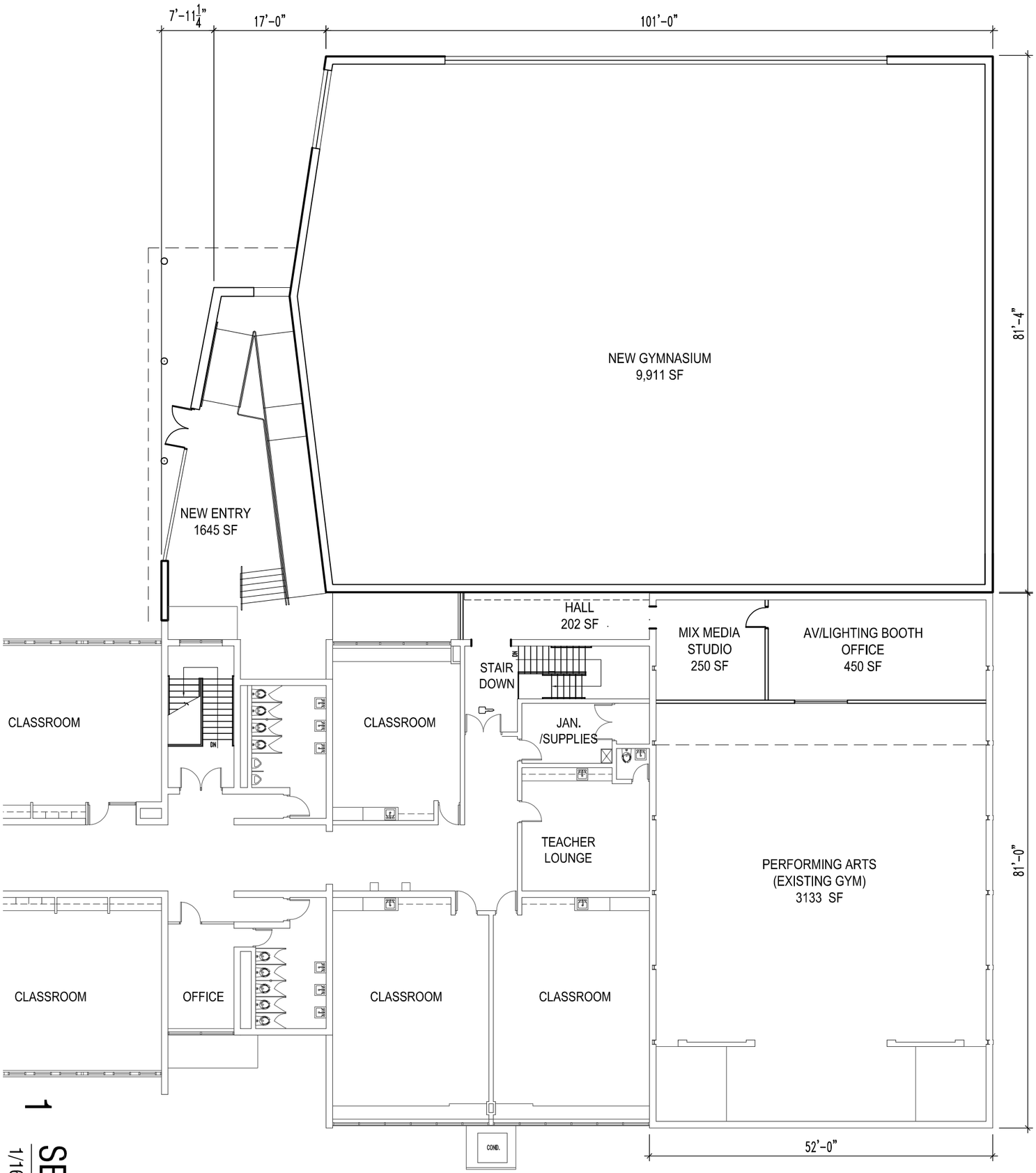

1 SECOND FLOOR PLAN

1/16" = 1'-0"

0' 2' 4' 8' 16'

NORTH

Street No.: EXB.5

Revisions:

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Submittal
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Scale: AS NOTED
Project No.: 1625010
Drawn By: KM
Checked By: DS
Title: SECOND FLOOR PLAN

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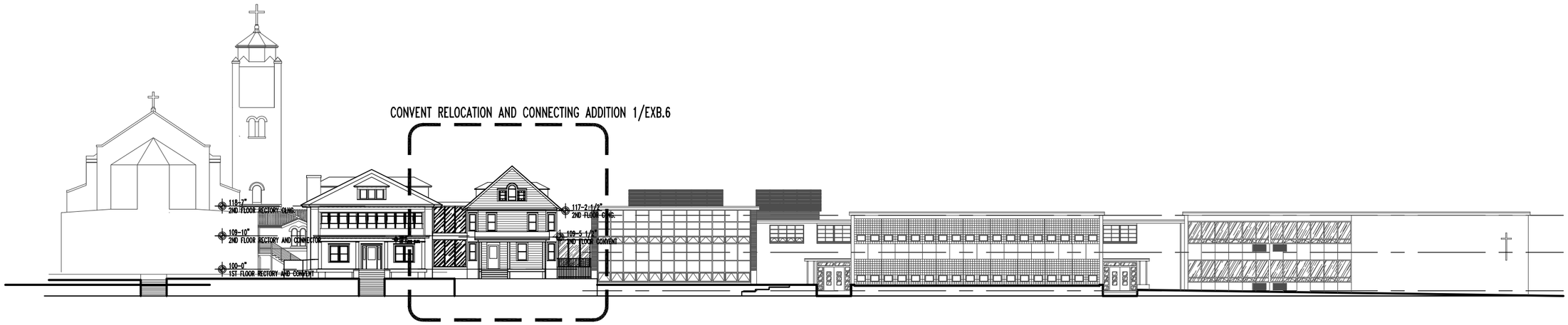
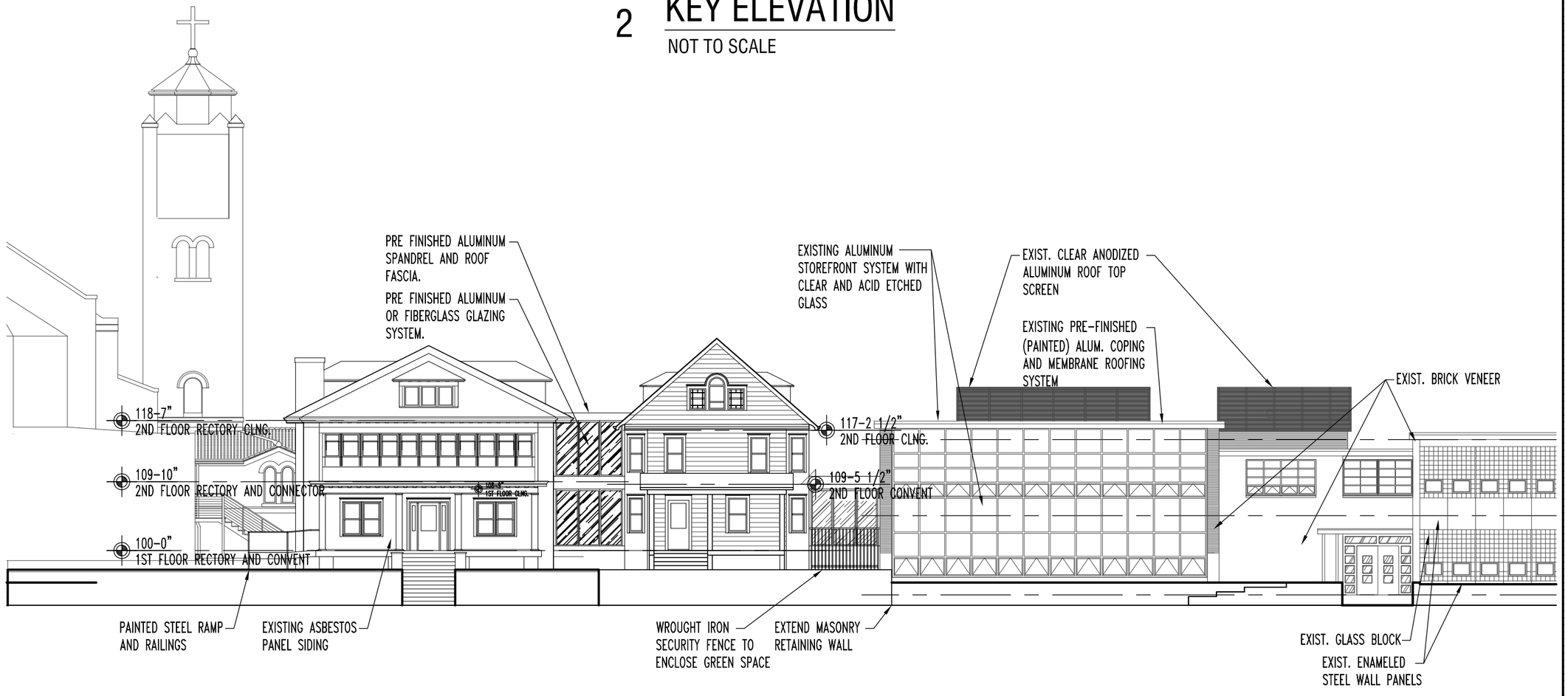


2 KEY ELEVATION

NOT TO SCALE



1 PROPOSED EAST ELEVATION

1/16" = 1'-0"

0' 2' 4' 8' 16'

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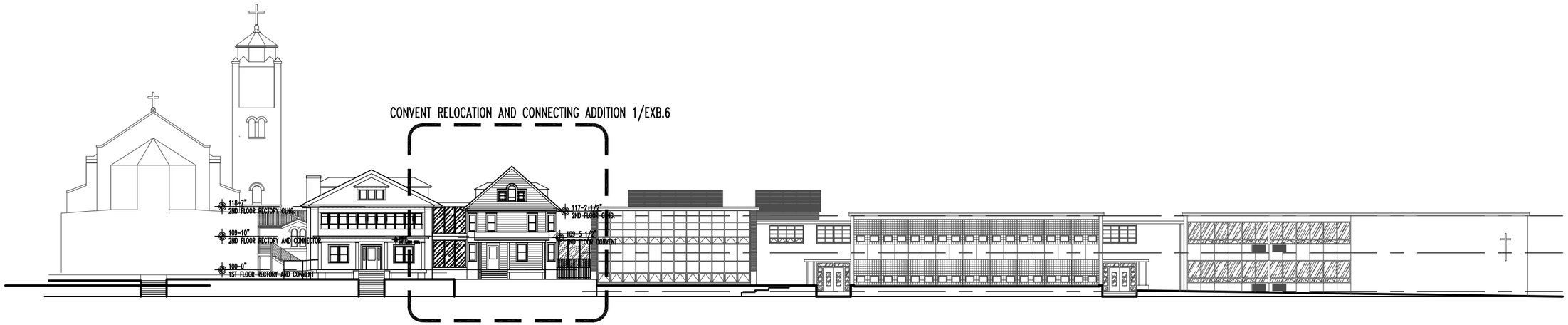
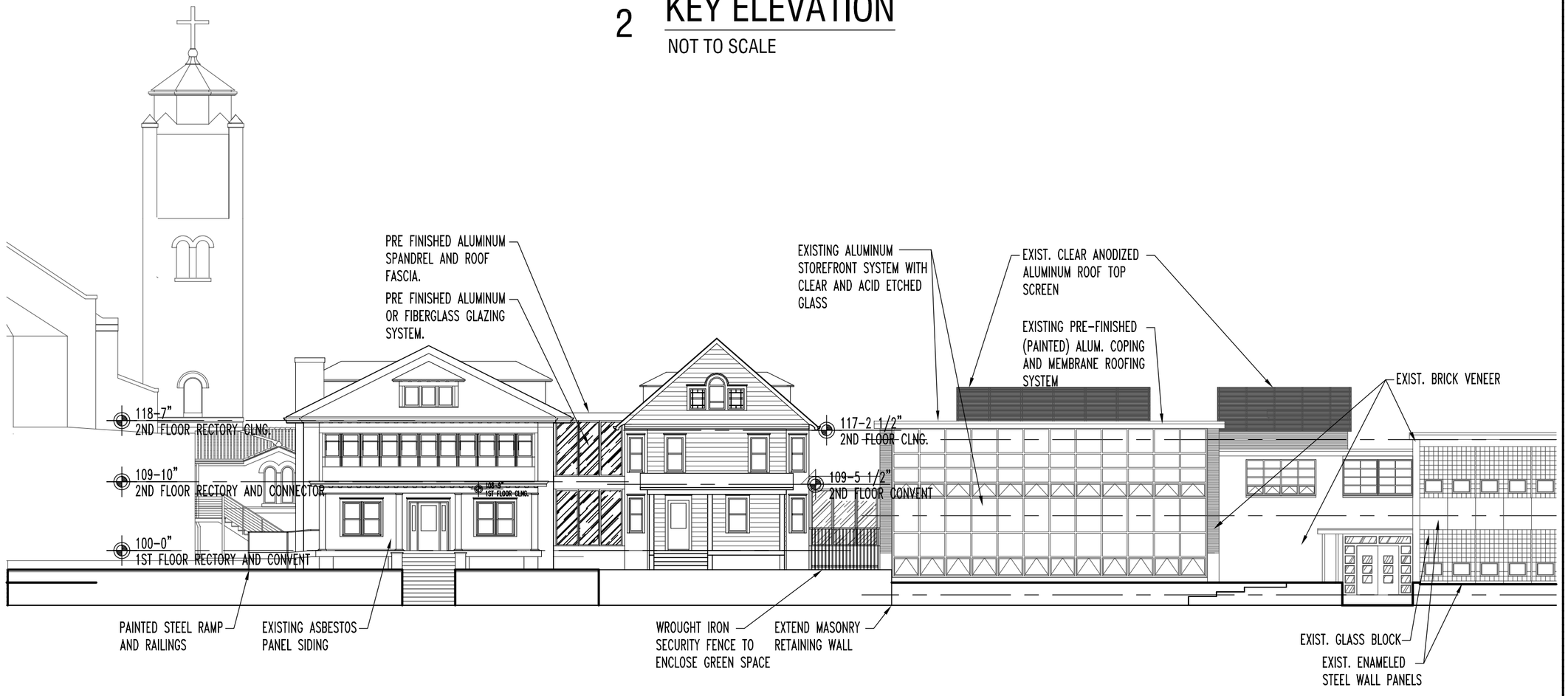
Sheet No.:
EXB.6



2 KEY ELEVATION

NOT TO SCALE



1 PROPOSED EAST ELEVATION

1/16" = 1'-0"

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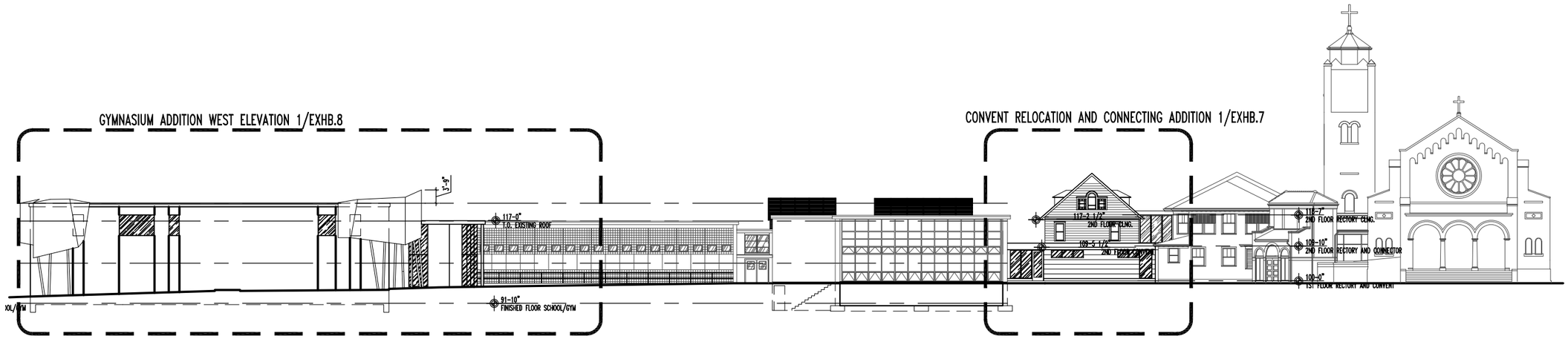
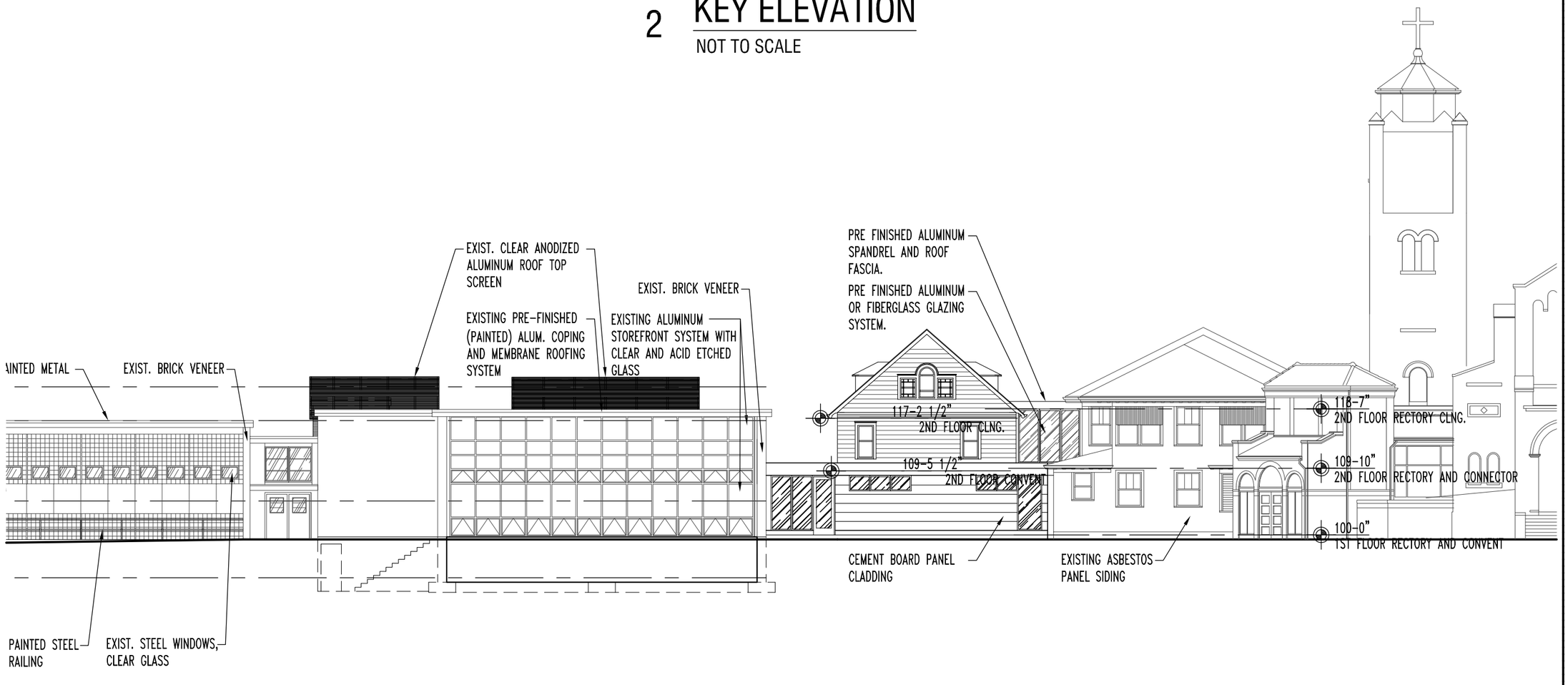
EXB.6



2 KEY ELEVATION

NOT TO SCALE



1 PROPOSED WEST ELEVATION

1/16" = 1'-0"

0' 2' 4' 8' 16'

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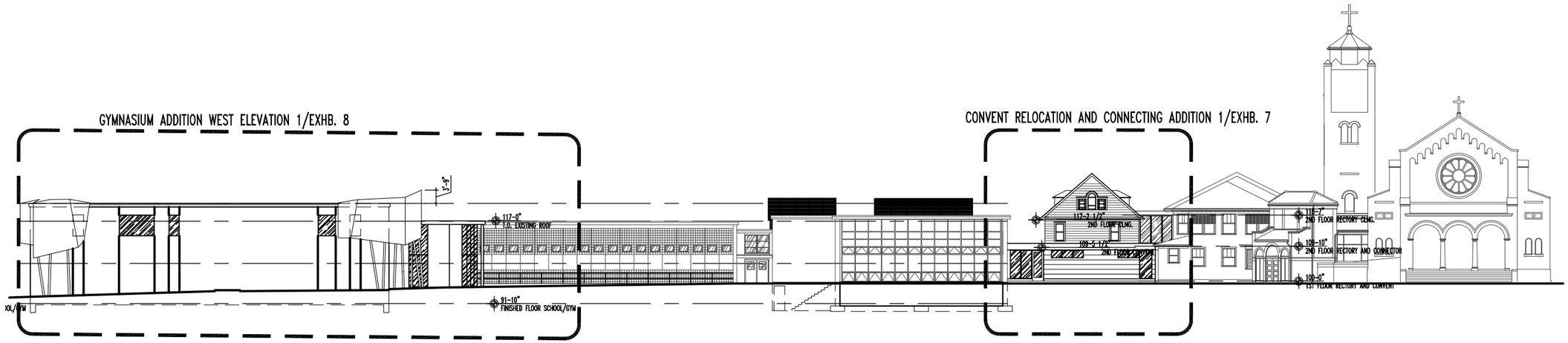
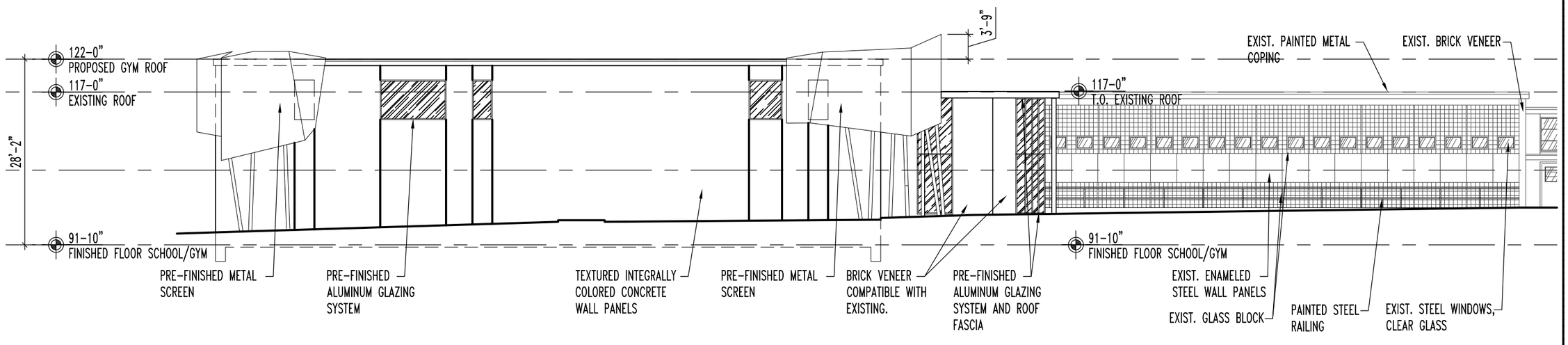
Sheet No.:
EXB.7



2 KEY ELEVATION

NOT TO SCALE



1 PROPOSED WEST ELEVATION

1/16" = 1'-0" 0' 2' 4' 8' 16'

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EXB.8

1 GYM ADDITION PROPOSED SOUTHWEST PERSPECTIVE

NO SCALE

1 GYM ADDITION PROPOSED SOUTH FACADE

NO SCALE

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Sheet No.:
EXB.9

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 9: DR-16-00241
STAFF REPORT

A. SUMMARY

DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8th and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is proposing the rehabilitation and new additions to two commercial/industrial buildings to accommodate a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery. This proposed project is a modified and expanded project that was approved by the HRC on October 27, 2011 (DR-9-149-11).

Both buildings are of brick/masonry construction with poured in place concrete foundations. Part of each building has a two story section. Corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character. Generally the building exteriors remain original. Some original window and door openings have been infilled with masonry or wood.

The applicant's work description is as follows.

The most significant feature of this proposed design, and the previous 2011 submission, is an addition, or connector/ hyphen, that serves to connect the two existing buildings. An existing roof overhang and fascia on the one story portion of the primary building faces the secondary building

and aligns with the cantilevered roof overhang of the secondary buildings two story area. The large existing openings of the two buildings align and face each other. The connector addition will have cast in place concrete walls and a wood framed post and beam roof structure that supports a light and thin intensive green roof element. This primary addition/connection divides the existing open area into two smaller courtyards. The northern courtyard will not be accessible from Pennsylvania Street (except for emergency egress) and will provide a green buffer to the adjacent building. The northern courtyard will be accessed through the restaurant and may possibly have bocce courts, but will not be used for food service. The southern courtyard will receive a new pedestrian entrance from the sidewalk on 9th Street. This entrance stair will step into an open portion of the southern courtyard and serve as the primary entrance to the restaurant and secondary entrance to the gallery and office in the primary building. The main two story building will retain its current entrance on Pennsylvania Street and not have any changes to its elevations other than minor restoration to original condition. The southern courtyard will serve as an outdoor dining area and provide an accessible entrance from the sidewalk near the alley. A shade/trellis structure and several built in planters will be landscaped and the addition of two shade trees will help to enwrap the courtyard in a soft green envelope. Paving in the courtyards will be a mix of brick and cast in place pavers.

The overall height of the addition aligns with the lowest roof overhang of the primary structure and is approximately two feet lower than the existing parapet walls. The footprint of the addition is approximately equal to that of the existing primary building. The connection addition exists behind the primary facade of the existing Pennsylvania Street building, but the new addition on the west side of the masonry building in the northeast corner of the property will be seen from Pennsylvania Street. All of the additions, with the exception of the addition to the west side of the masonry building in the northeast corner of the property, will be seen from 9th Street.

The brewing area addition will be formed with cast-in-place insulated concrete walls, commercial glazing and an industrial overhead door. This area will be glazed to allow visual access to the brewing area.

Modifications to the interior site elevation of the ‘oil shed’ will be made to allow the elevated wood framed floor to be removed and replaced with a slab on grade. This allows for the interior of this building to be on grade with the interior of the primary building and addition. The northern portion of the existing dock will be removed and two existing openings will be extended downward. The original widths of these openings will be maintained and the original lintels will also remain in place. The most unique portion of the oil pumping area, the southern portion of the loading dock and two stair cases will remain unchanged and be restored.

Minor changes to the secondary elevations of the ‘oil shed’ in conjunction with the new floor slab include modifications of two openings on the alley. The original opening widths and lintels will be preserved. A portion of the cast concrete foundation stem walls will be removed to allow on grade access to the building. A change to the secondary elevation of the pumping area will allow for a second floor door to provide access to the grain mill area.

The materials for this project are a combination of the existing materials, new concrete work poured with custom made forms, a green roof, IPE wood siding, commercial glazing, and galvanized steel.

Signage plans were not submitted as part of this project and will be reviewed under a separate application.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of Historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical

property and its environment would be unimpaired.

Design Guidelines 8th and Penn Redevelopment Zone Review

The City Commission and the Historic Resources Commission have adopted a set of *Design Guidelines 8th and Penn Neighborhood Redevelopment Zone* to review projects within the 8th and Pennsylvania Urban Conservation Overlay District. The guidelines that relate to this project are the Zone 1 guidelines. The guidelines recommended follow.

ZONE 1

Roof Systems

1. Examining and determining the composition of the existing roof and any evidence of the earlier roof. Consulting with an architect, engineer, or roofing professional to understand the scope and detailing of the roof project and ensuring proper supervision of roofers and/or maintenance personnel.
2. Retaining the shape, materials, and colors of the original roof that are visible from the public right-of-way. Maintaining architectural details such as cresting, parapets, and cornices.
3. Replacing roof materials with similar materials that reflect the scale and texture of the traditional roof materials when they are visible from the public right-of-way.
4. Designing and constructing a new roof feature using visual documentation when a historic feature is completely missing. Using a new design for a missing historic feature that is compatible with the size, scale, material, and color of the building.
5. Installing mechanical and service equipment such as air conditioning, transformers, or solar collectors on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure important building features.
6. Replacing roof materials with similar materials that reflect the scale and texture of the traditional roof materials when they are visible from the public right-of-way.
7. Designing and constructing a new roof feature using visual documentation when a historic feature is completely missing. Using a new design for a missing historic feature that is compatible with the size, scale, material, and color of the building.
8. Installing mechanical and service equipment such as air conditioning, transformers, or solar collectors on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure important building features.

Windows

1. Conducting an in-depth survey of the conditions of existing windows early in the rehabilitation planning process so that repair and upgrading methods and possible replacement options can be fully explored.
2. Retaining and repairing the original windows and their character-defining elements whenever possible. Repair may include incremental replacement of individual elements such as sills or sashes by patching, splicing, consolidating, or reinforcing with in-kind or compatible substitute materials.
3. Using low profile boxed skylights installed between rafters when not visible from the public-right-of-way.
4. Accomplishing thermal upgrade by using exterior or interior storm windows that have minimal visual intrusiveness.
5. When damage can be avoided, modifying existing historic windows to allow re-glazing with

insulated glass.

6. Making windows weather tight by caulking and replacing or installing weather stripping.
7. When original window openings are altered, restoring them to their original configuration and detail.
8. When damaged beyond repair, replacing the original windows with windows that match the originals in profile, size, color, configuration, materials, and glazing.
9. Using replacement glazing that is consistent in color and reflectivity with the glazing originally used at the building.
10. Using true divided lights.
11. Using replacement windows that capture the visual effect of how the original window operated. Basing the replacement of non-historic or missing windows on photographic documentation, extant units in the building, or ensuring that they are consistent with the historic character of the building.
12. Providing a setback in the design of dropped ceilings when they are required for a new use to allow for the full height of the window openings.
13. Limiting the installation of additional windows to secondary, non-character-defining elevations to occur only when required by the new use to allow natural light and air or when other important adaptations are necessary for the building's new use.
14. When required by a new use, creating new window openings and using new window units that are simple and visually subservient to the original openings and units, and that are visually distinguishable from the original window openings and units.
15. When adding new window openings and units, using a simpler, slightly different glazing configuration.

Entrance Doors

1. Retaining and repairing original doors. Maintaining original door hardware in good working order.
2. Preserving and retaining the original proportions of the door and the door opening.
3. Replicating the original door if it is damaged beyond repair and there is physical, pictorial, or photographic documentation as to its original appearance. If there is no documentation of the door's original appearance, replace it with a new unit that is compatible with the style and character of the historic building.

Garage and Loading Dock Doors

1. Replicating an original door if it is damaged beyond repair or is missing and there is physical, pictorial, or photographic documentation as to its original appearance; or, if required for the new use, installing a new glazing system that resembles the segmented panels of the historic doors.
2. Retaining and repairing the building's original door(s) and /or door opening(s).
3. Retaining corner guards and bumper guards. Modifications such as replacing some of the upper wood panels with glass in order to provide natural light.
4. If there is no documentation of the door's original appearance, replacing the door with a new unit that is compatible with the style and character of the historic building.
5. Installing new glazing patterns that replicate the typical historic arrangement of intersecting stiles and rails found on the industrial garage and loading dock doors. This approach also clearly differentiates fenestration patterns for windows and doors.

Rear and Secondary Elevations

1. Determining if secondary elevations retain defining architectural and functional characteristics that visually communicate the building's historic building type.
2. Making minimal changes to the secondary elevation features that define the building's original architectural and/or functional property type.
3. Maintaining consistent patterns and using consistent materials between the ground floor and the upper floors, and incorporating a simple definition at the roofline.
4. Restoring existing openings that have been previously filled in or blocked.
5. Maintaining a clear separation between the loading areas and the pedestrian access areas for the sake of appearance and safety.
6. Utilizing masonry materials with a simple texture, minimal ornamentation, and informal door and window placement.
7. Designing and locating security gates, grills, and alarm boxes out of sight or in such a way that during non-business hours the building and surrounding area maintain their appearance as a safe and attractive pedestrian environment.
8. Locating and screening air conditioner equipment so that signage, sound, and exhaust air are not intrusive to newly defined public spaces.
9. Minimizing the intrusion of trash receptacles, utility lines, meter boxes, downspouts, and other functional hardware.

New Additions

1. Designing and constructing new additions that preserve the historic character of the building by visibly retaining significant historic materials and features.
2. Determining if the building can meet new use requirements by altering non-character-defining interior spaces rather than by constructing a new addition to the building.
3. Utilizing a design that is visually distinguishable from the historic building, but that is clearly subservient to the historic building.
4. Locating an attached exterior addition at the rear or on an inconspicuous side of a historic building.
5. Limiting the size and scale of an addition in relationship to the historic building.
6. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
7. Utilizing elevator or stair towers that have a high degree of transparency and that expose the building's original materials and features. Using small, recessed, transparent connector "hyphens" that expose original materials and features and distinguish the historic building from the new addition.
8. Restore existing openings that have previously been filled in or blocked.
9. Placing new additions such as balconies, greenhouses, and other special use additions on secondary elevations, and limiting their size and scale in relationship to the historic building.
10. Designing an additional penthouse story, rooftop garden, or greenhouse, when required, that is clearly subservient to the historic building, set back at least one full bay from the building's tall wall planes, and is as inconspicuous as possible when viewed from the street from within a several-block radius.

Infill Construction

1. Limiting new construction in historically open spaces to the southeast quadrant of the zone

or placing it in accordance with historic building patterns documented in Sanborn Fire Insurance Company maps.
2. Retaining the footprint, size, scale, and height and massing of the original building when constructing replacement buildings
3. Locating front walls on the same plane as the façades of adjacent buildings and matching the rhythm of spacing between buildings and the rhythm of entrances and other projections or recesses to sidewalks.
4. Erecting buildings of one or two stories. The height and scale of new buildings should match the height of adjacent historic buildings on the streetscape.
5. Matching the type, size, proportion, and pattern of openings on the primary façade and loading dock façades to that of the adjacent buildings. Storefront façades in new construction should reference the industrial loading dock entrances and doors in size and glazing.
6. Using materials, texture, and color that relate to and harmonize with those on nearby historic buildings and structures.
7. Continuing the use of similar roof shapes, types, and materials.

Exterior Features and Open Space

1. Identifying, retaining, and preserving building and landscape features that are important in defining the historic character of the site and setting.
2. Retaining the historic relationship between buildings and landscape features such as alleys, open space, work areas, pathways, driveways, and so forth.
3. Creating subtle visual distinctions through the use of different hard surface materials between the historic spaces/materials and new space uses such as parking areas.
4. Designing new parking areas that are as unobtrusive as possible to minimize the effect of the historic spatial arrangement and character of the setting. Constructing shared parking in traditionally open spaces
5. Removing non-significant buildings, structures, additions, or landscape features that detract from the historic setting.
6. Retaining historic secondary ancillary buildings and structures such as garages and outbuildings. Retaining and preserving all character-defining features of outbuildings, including foundations, steps, roof forms, windows, doors, architectural trim, and materials. If replacement of an element is necessary, replace only the deteriorated item with one that matches the original in size, scale, proportion, material, texture, and detail.
7. Using new construction that is compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.
8. Revealing landscape features such as alleys and pathways that have been covered by paving or other materials over time.
9. Using screening devices for trash receptacles and storage units that visually blend into the rear façades.
10. Painting, or screening, mechanical units and service equipment to blend with the overall exterior color of the building, in accordance with City standards. Placing such equipment near secondary elevations out of view from the public right-of-way.
11. Screening dumpster units on all four sides with material that blends in with the main commercial building wall adjacent to the location of the dumpster. The height of the screening device should match that of the dumpster and the access door. Clustering

dumpsters adjacent to alleys.
12. Utilizing satellite dishes one diameter in size or smaller and placing them in locations not visible from the public right-of-way.
13. Installing removable cellular tower poles, which may be attached to the roofs of buildings, but must be set back one bay from the perimeter wall.
14. Additional landscape screening may be required by City staff to lessen impact of parking, lighting, or noise on neighboring residential properties.

Landscape

1. Landscaping the perimeters of parking areas with trees and low plantings to provide pedestrian linkages, to reinforce the traditional grid system of the original streets and alleys, and to screen the view of vehicles and surface paving.
2. Planting trees and shrubs at the peripheral edges of a vacant lot to reinforce the traditional edge between the absent building wall and the sidewalk. The edges should coincide with the setback and configuration of adjacent buildings.
3. Maintaining traditional alleyways, lot delineations, and open spaces.
4. Introducing discreet, coordinated interpretive signage throughout the zone to educate visitors about the history of the buildings in Zone 1 and that of the surrounding areas.

Parking

1. Locating surface parking lots in traditional open spaces.
2. Subdividing larger surface lots with landscaped islands that include trees.
3. Visually and spatially separating pedestrian walkways adjacent to parking and driveways through the use of additional site elements, including bollards, lighting, landscaping, and special pavement treatments.

Lighting

1. Using light fixtures that are as inconspicuous as possible and that are compatible with the industrial character of Zone 1.
2. Using dark sky fixtures.
3. Using incandescent lights to illuminate small projecting and flat signboards.
4. Designing the light source for signs as a part of the sign or hiding it from view.

Awnings

1. Using fixed awnings of metal or synthetic materials that are compatible with the industrial character of the zone.
2. Using installations that do not damage the building or visually block or impair its distinctive architectural features.
3. Selecting colors, pattern, form, and materials that relate to and complement the surrounding buildings.

Access

1. Providing building access through a primary public entrance. If access through a primary entrance cannot occur without causing permanent damage to the character-defining features of the historic entrance, at least one entrance used by the public should be made accessible. Appropriate directional signage should be installed to direct disabled individuals

from the primary historic entrance to the accessible entrance.
2. Installing mechanical wheelchair lifts or submergible lifts in unobtrusive locations with cover from the elements.
3. Installing ramps alongside elevations that are designed and located to minimize the loss of any historic features at the connection point to the building. Installing ramps behind historic features such as walls, railings, or landscaping to minimize the visual effect from the public right-of-way.

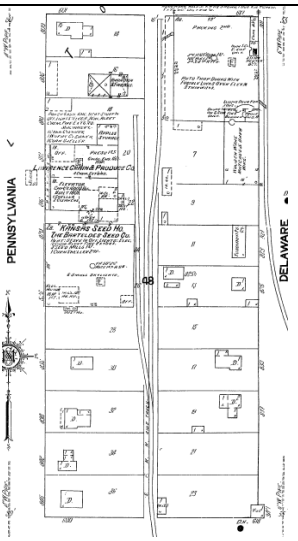
Signage

1. Using signs that respect the size, scale, and design of the historic building and are pedestrian scaled; signs that do not obscure significant features of the historic building and neighboring buildings; and sign materials compatible with and characteristic of the building's period and style, including the following primary sign forms: (1) a single plaque on a flat surface on the first story wall plane near the entrance; (2) a projecting pendant sign mounted on a flat wall plane above the primary entrance; or (3) signage printed on awnings
2. Using simple legible primary signs containing only the name of the business and no secondary or incidental information.
3. Selecting colors, materials, and a lettering style that relates to and complements the historic building and the surrounding buildings. In general, each sign should contain a maximum of three colors, two materials, and one lettering style.
4. Using signs attached to building that do not damage the historic fabric and that ensure the safety of pedestrians. Installing fittings that penetrate mortar joints rather than brick with properly calculated and distributed sign loads.
5. Using signs painted on windows and doors for secondary information that do not obscure visibility from inside or outside the building.

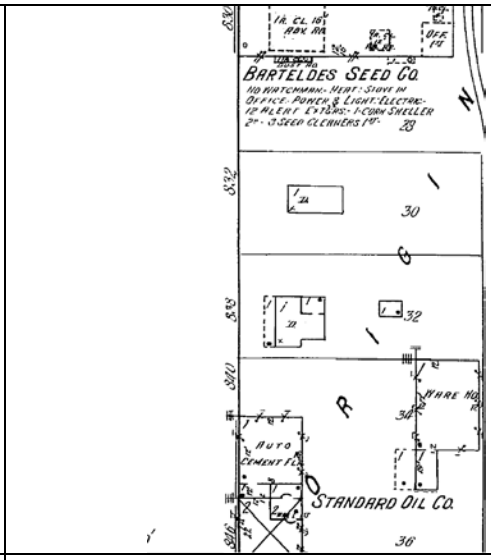
D. STAFF ANALYSIS

History

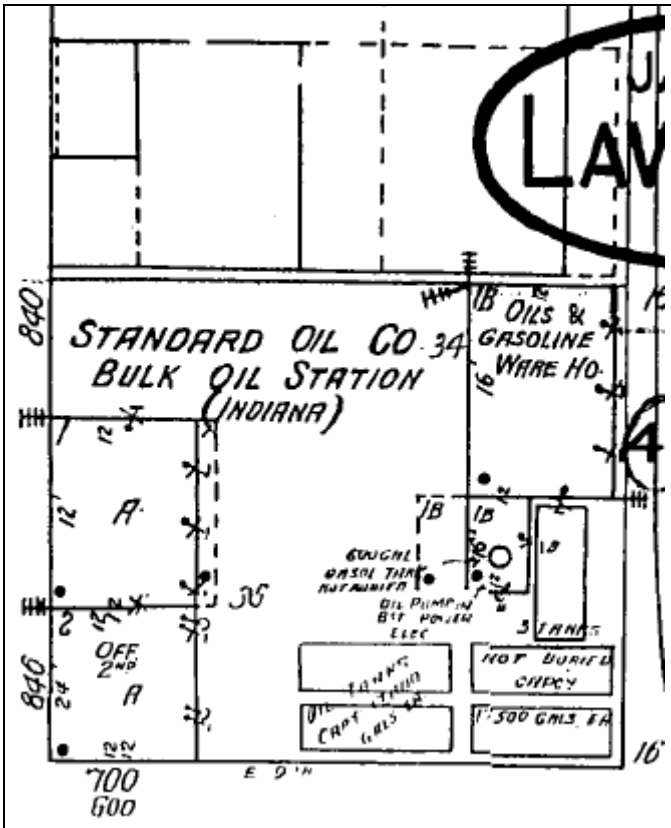
The 1912 Sanborn Fire Insurance map for this area shows that the southern portion of the 800 block of Pennsylvania Street was developed with individual dwelling structures on individual lots. The 1918 map shows that Standard Oil Company had developed the southeast corner of the block, but the lots between the Oil Company and the Seed Company to the north continued to be two distinct lots with residential dwellings. The 1927 and 1949 maps show the layout of the subject property the same as the 1918 map with the addition of storage tanks in the southeast corner. Currently, the property is similar to the 1918 map with no storage tanks in the southeast corner.



1912



1918



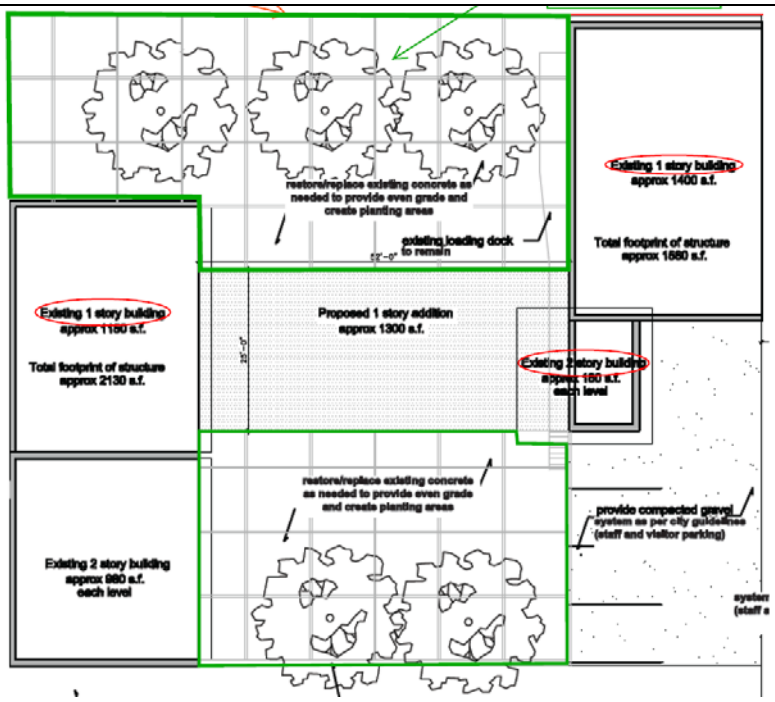
1927-1949

2016

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

One of the character-defining features for this historic site is the open space between the buildings that was historically used as circulation space for the Standard Oil Company. There were some above ground tanks and canopies in the southeast corner of the property but the overall visual impact of the site was two masonry structures with an open space between them.



Original 2011 Approved Plan

The previous plan maintained the historic open spaces of the property as viewed from the public right-of-way. The connector had the ability to open and when closed with 7 large operable overhead doors were primarily glazing. The secretary of the Interior's Standards support hyphen connections between historic buildings particularly those with significant glazing. While the connector was clearly visible from the right-of-way on 9th Street, there was only a minimal view

from the Pennsylvania Street right-of-way. Corner buildings are typically reviewed with two primary elevations. For the previously approved project, the primary elevations were not altered. The setback of the connector was approximately 30' from the north elevation of the building on the southwest corner of the property. The trellis for the southern courtyard did not extend almost to the southern property line.

Original 2011 Approved Plan

The intent of the proposed additions to the existing structures is to provide for the new use. The property was designed for one use and the proposed uses are to accommodate a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery. The property is 100' X 117' ft. and 11,700 sf.

The proposed connector addition is to create a physical link between the two historic structures. This addition will span the entire width between the buildings. In addition, the connector addition will project to the north approximately 23' on the northeast corner of the addition. This portion of the addition will be visible from Pennsylvania Street. The existing structures plus the proposed additions will cover approximately 45% of the lot. The historic coverage of the lot by structures was approximately 31%. It appears the lot has always been without dedicated green space and this pattern will continue with the proposed project.

The connector addition as well as the addition to the south of the historic east building will be highly visible from the 9th Street right-of-way. The applicant indicates that this view will be mitigated by the slope of 9th street combined with the lower foundation level of the additions relative to the existing retaining wall, existing fencing/railing, and proposed landscaping of the site.

Trellis all the way to the fence now.

The addition at the southeast corner of the property appears to be large in size, scale, and massing

for the existing historic property. While the rooflines are below the height of the two story structure on the southwest corner of the property, the design of the addition creates a visual impression of mass and size that when combined with the scale of the fenestration creates a new dominant structure for the property. The setback for the addition on the north elevation as viewed from Pennsylvania Street is approximately 58'. This setback provides for the west elevation of the property to be compatible with the building and district. The setback of the addition on the south however, is less than 10'. The trellis proposed for the southern courtyard will be approximately the same location creating a building line that is across the lot from east to west at this setback. This creates a visual impact of a large structure and of losing the historic open space between the buildings.

The new additions also utilize modern materials for the additions. While the proposed materials may be consistent with some industrial areas, the application to such a large area for the lot does not appear compatible with the historic structures. Specifically, the large amount of concrete with the metal trellis and wood board on the southeast corner in addition to the storefront glazing on the south of this addition creates an addition that is not compatible with all of the brick located on the lot and in the district.

Proposed Project

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources.

Standards 1, 2, 9, and 10 apply to this project.

The proposed new use of the property as a complex to support the uses of a design firm, a retail showroom and gallery, and a restaurant/brewery, create the need for the size of the additions. The amount and types of uses do not allow for the consideration of altering secondary, non-character defining interior spaces as recommended by the Secretary of the Interior. The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but the Secretary of the Interior's guidelines emphasize that new additions should be avoided, if possible, and considered only after it is determined that the proposed need cannot be met. After a thorough evaluation of interior solutions, if an exterior addition is still judged to be the only viable alternative, the addition should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features of the structure are not radically changed, obscured, damaged, or destroyed. Staff is of the opinion that the multiple proposed uses for the property are driving the size of the additions and creates a use that requires more than a minimal change to the site and environment. Alterations to the design of this plan may create a project that does not significantly alter the characteristics of the site and environment.

The new additions are differentiated from the old, but the design of the south addition creates an addition that is not compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Staff is of the opinion that alterations to the proposed design can create a design that is compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Design Guidelines 8th and Penn Redevelopment Zone Review

Staff has not completed the evaluation for the proposed project or denied the project in accordance with Chapter 20-308(f)(3) of the City Code. While scaled renderings were provided, scaled elevation drawings of the existing structures and the proposed additions with dimensions were not submitted. Final window and door specifications were not submitted.

Staff determined that the proposed project will need additional consideration and work with the applicant particularly with the amount of character-defining space to be removed with the proposed additions. The outcome from the State Law review may impact the design of the project. Staff will review the final design once it has been submitted.

The guidelines review is separate from the State Law review and can be completed by staff once the design is finalized.

As currently proposed, staff has concerns about the following design guidelines.

Windows

14. When required by a new use, creating new window openings and using new window units that are simple and visually subservient to the original openings and units, and that are visually distinguishable from the original window openings and units.
2. Making minimal changes to the secondary elevation features that define the building's original architectural and/or functional property type.

New Additions

1. Designing and constructing new additions that preserve the historic character of the building by visibly retaining significant historic materials and features.
2. Determining if the building can meet new use requirements by altering non-character-defining interior spaces rather than by constructing a new addition to the building.
3. Utilizing a design that is visually distinguishable from the historic building, but that is clearly subservient to the historic building.
4. Locating an attached exterior addition at the rear or on an inconspicuous side of a historic building.
5. Limiting the size and scale of an addition in relationship to the historic building.
6. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Exterior Features and Open Space

1. Identifying, retaining, and preserving building and landscape features that are important in defining the historic character of the site and setting.

Access

1. Providing building access through a primary public entrance. If access through a primary entrance cannot occur without causing permanent damage to the character-defining features of the historic entrance, at least one entrance used by the public should be made accessible. Appropriate directional signage should be installed to direct disabled individuals from the primary historic entrance to the accessible entrance.

E. STAFF RECOMMENDATION

Staff Recommends the Historic Resources Commission refer this item to the Architectural Review Committee for further evaluation and design considerations that will create additions to the structures that will be more compatible with the existing historic structures and the district. The project will return to the full commission for review after the meeting with the ARC has been completed. Specific design considerations for the ARC to address should be the setback from the south property line for the addition and trellis, and the fenestration pattern and materials for the south elevation of the additions on the southeast corner of the property.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received _____
Type _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 846 PENN. ST.

Legal Description (*may be attached*) _____

OWNER INFORMATION

Name(s) 846 PENN. LLC / SCOTT TREITEL

Contact SCOTT TREITEL

Address 846 PENN ST. OR 618 WALNUT ST.

City LAWRENCE State KS ZIP 66044

Phone (785) 691-5525 Fax (___) _____

E-mail STREITEL@TREITELDESIGN.COM Mobile/Pager (___) _____

APPLICANT/AGENT INFORMATION

Contact SAME

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (___) _____ Fax (___) _____

E-mail _____ Mobile/Pager (___) _____

Existing Zoning	Existing Land Use	Proposed Land Use	
CS			
Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
11,700			
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage
Are you also submitting any of the following applications?			
☐ Building Permit	☐ Site Plan	☐ Special Use Permit	☐ Zoning Change
☐ Variance	☐ Other (specify)		

Property Address: 846 PENN. ST.

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

SEE ATTACHED

Reason for Request:
(Attach additional sheets if necessary)

REVITALIZATION OF UNDER UTILIZED PROPERTY

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact SCOTT TRETTEL

Company TRETTEL DESIGN BUILD LLC.

Address (SAME) 846 PENN. ST.

City LAWRENCE State KS ZIP 66044

Phone (785) 691 5525 Fax (___) _____

E-mail STRETTEL@TRETTELDESIGN.COM Mobile/Pager (___) _____

REQUIRED ATTACHMENTS:

- ☒ **Photographs of existing structure and site**
- ☒ **Scaled or dimensioned site plan**
- ☒ **Scaled elevation drawings**
- ☒ **Scaled or dimensioned floor plans**
- ☒ **Materials list**
- ☒ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date 6/13/16

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

Revised HRC Application

846 Pennsylvania

LAWRENCE, KANSAS

Introduction
HISTORICAL RENOVATION

Erected circa 1917, the former Standard Oil bulk station complex retains two original buildings located at 846 Pennsylvania street. One being the primary office/shop structure located on the 9th and Penn. corner, and the other being a secondary storage/distribution, 'the oil shed', building located at the rear, or eastern edge of the property abutting the alley. The primary street facade of the property faces Pennsylvania street.

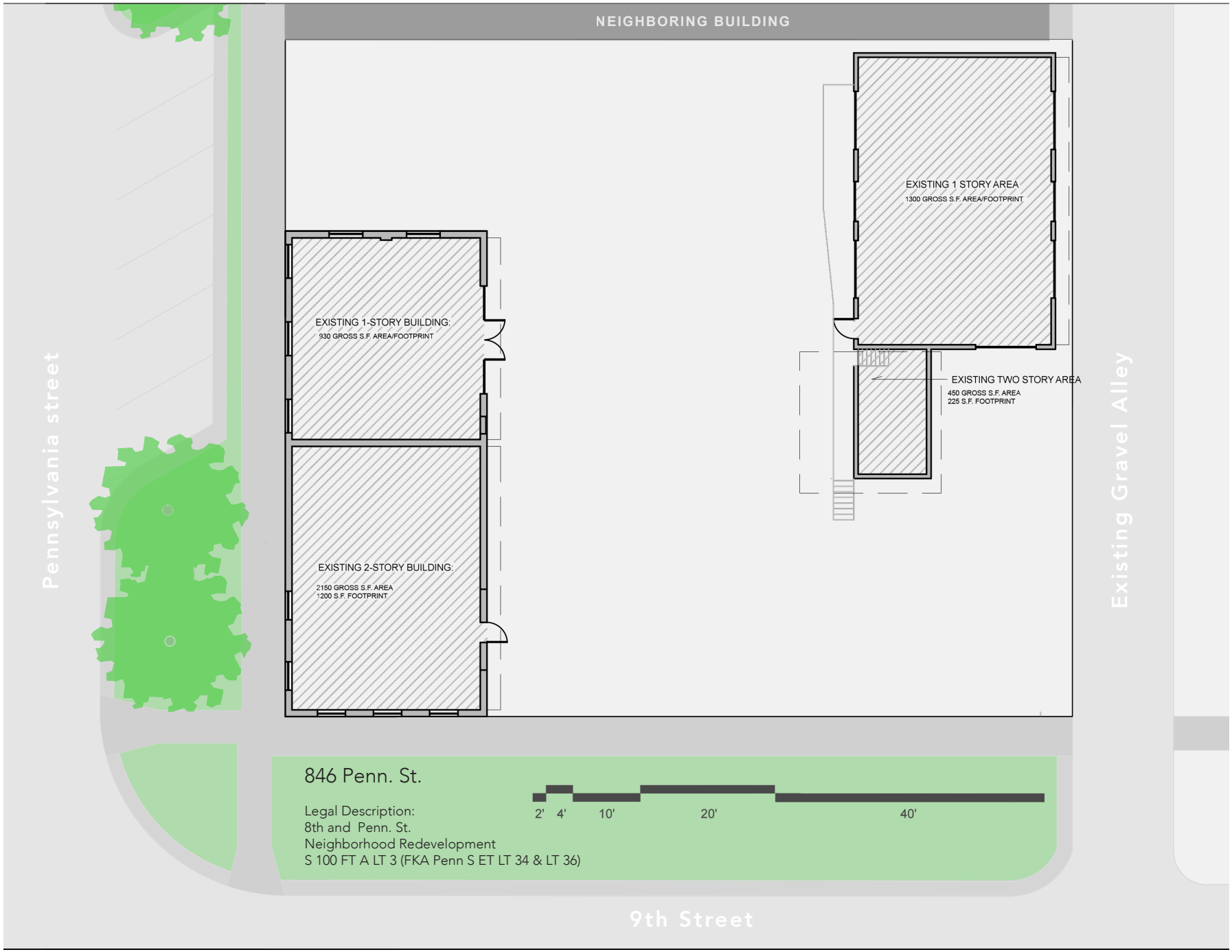
Both buildings are of brick/masonry construction with poured in place concrete foundations. Part of each building has a two story section. Corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character define the built elements of this property. Generally the building exteriors remain mostly original. Some original window and door openings have been infilled with masonry or wood.

Scott Trettel, a Lawrence based architectural designer and contractor, has owned and occupied the buildings since 2011. A plan for renovation and a significant addition was submitted to the HRC in late 2011 and approved. This application is an amended version of the 2011 application that includes some changes in scope and a change of use for part of the property, but is ultimately very similar to the approved 2011 plan. Scott Trettel and his firm are experienced in rehabilitating and renovating local historical structures and are excited to see this property become an engaging addition to East Lawrence.

The goals for this amended renovation and addition proposal are very much in line with the overall goals of the neighborhood redevelopment guidelines. Those guidelines call for redevelopment that creates and retains a unique visual character that combines the historic with the new to enhance a 'sense of place' in order to be commercially successful. Fostering economic viability, encouraging redevelopment and new development are other goals clearly defined in the guidelines. This project is located in the centerpiece of the area labeled Zone 1. The redevelopment goals for this area clearly call for mixed use development that includes food service, retail, and office space. The goals of this project are to provide exactly those uses by having a portion of the property occupied by a restaurant/brewery, a professional design office, and a retail showroom/gallery space.

Much research into general historic guidelines recommended by the U.S. Department of the Interior, the Kansas Historical Society, the 8th and Penn Neighborhood Redevelopment Design Guidelines and the original historical registration documents for this property were done in the process of designing this concept. This renovation plan was developed to ensure maximum compliance with the recommendations while creating a commercially viable property that will play a significant role in the revitalization of the surrounding neighborhood.

Existing Conditions
SITE PLAN



Existing Conditions
SITE IMAGES

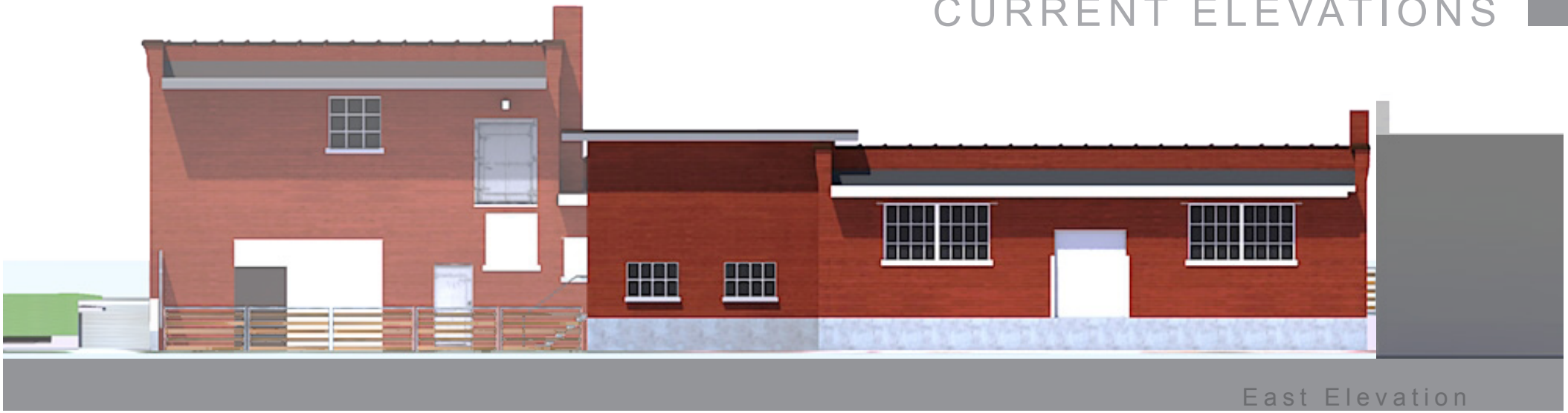
The existing site remains relatively close to its original state. It's original focus was for the cross circulation of trucks for oil and fuel distribution. Vehicular access to Penn. St was abandoned some time ago. Features of the site vary with respect to their existing condition. Recently constructed sidewalks bound the site on the west and south. The neighboring building to the north has been recently rehabilitated and is currently functioning as professional offices. The alley to the east is in a slightly deteriorated condition, consisting of mostly gravel with patchy pavement remaining. Much of the existing concrete pavement within this property's interior courtyard area is in disrepair. Significant cracking, abrupt changes in grade, and rusting rebar can be observed. The loading dock located on the west side of the oil storage building has significant deterioration and very significant deterioration to the access stair on its southern edge. A fence was recently added to keep pedestrians safe on the surrounding sidewalks relative to the grade changes on this site.

Existing Conditions
SITE IMAGES

Both buildings are of brick/masonry construction with poured in place concrete foundations. Part of each building has a two story section. Corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character define the built elements of this property. Generally the building exteriors remain mostly original. Some original window and door openings have been infilled with masonry or wood.

Generally, the original masonry wall construction, foundations, and clay tile parapet coping are in good condition. Much of the original wood framed overhangs, fascias, soffits, and some roof decking have deteriorated, some portions have been partially repaired. The main roof systems of both buildings have been recently replaced. The remaining original metal windows have been partially restored. The original metal doors have sustained significant damage and weathering over time and will need repair.

Existing Conditions
CURRENT ELEVATIONS



East Elevation
ALLY VIEW

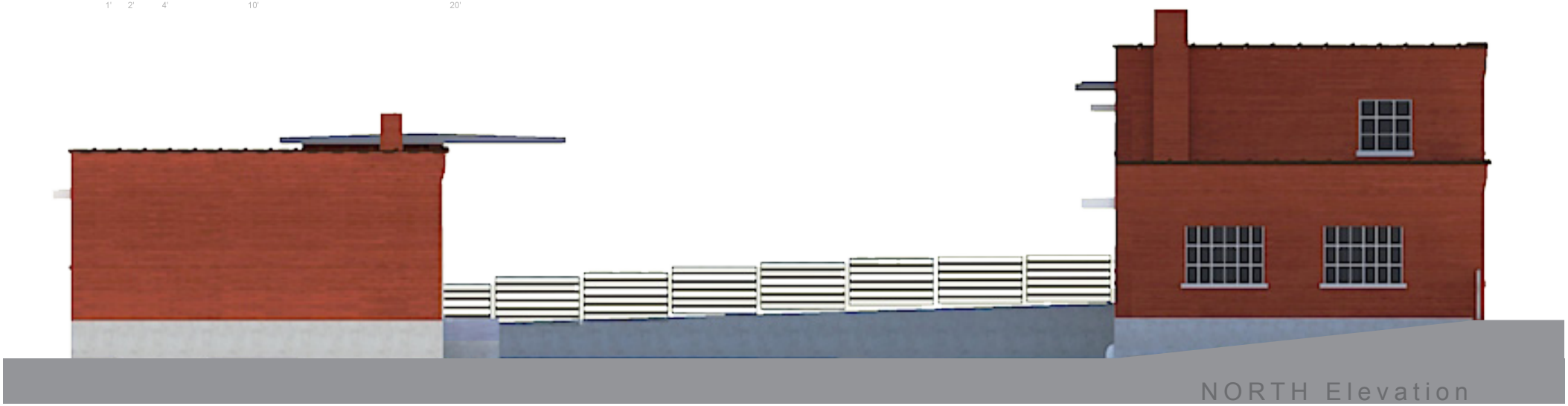
1' 2' 4' 10' 20'

West Elevation
PENNSYLVANIA STREET VIEW

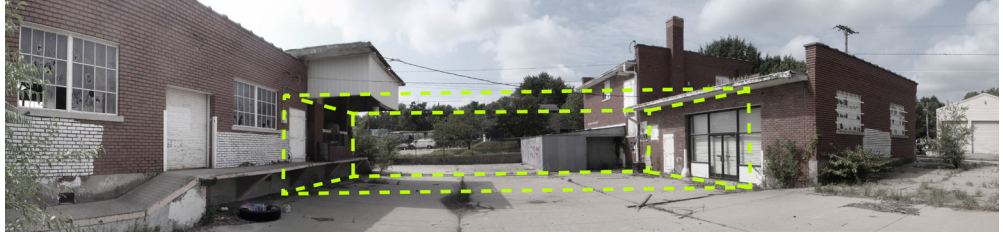
Existing Conditions
CURRENT ELEVATIONS

South Elevation
9th STREET VIEW

1' 2' 4' 10' 20'



NORTH Elevation
NEIGHBORING BUILDING VIEW

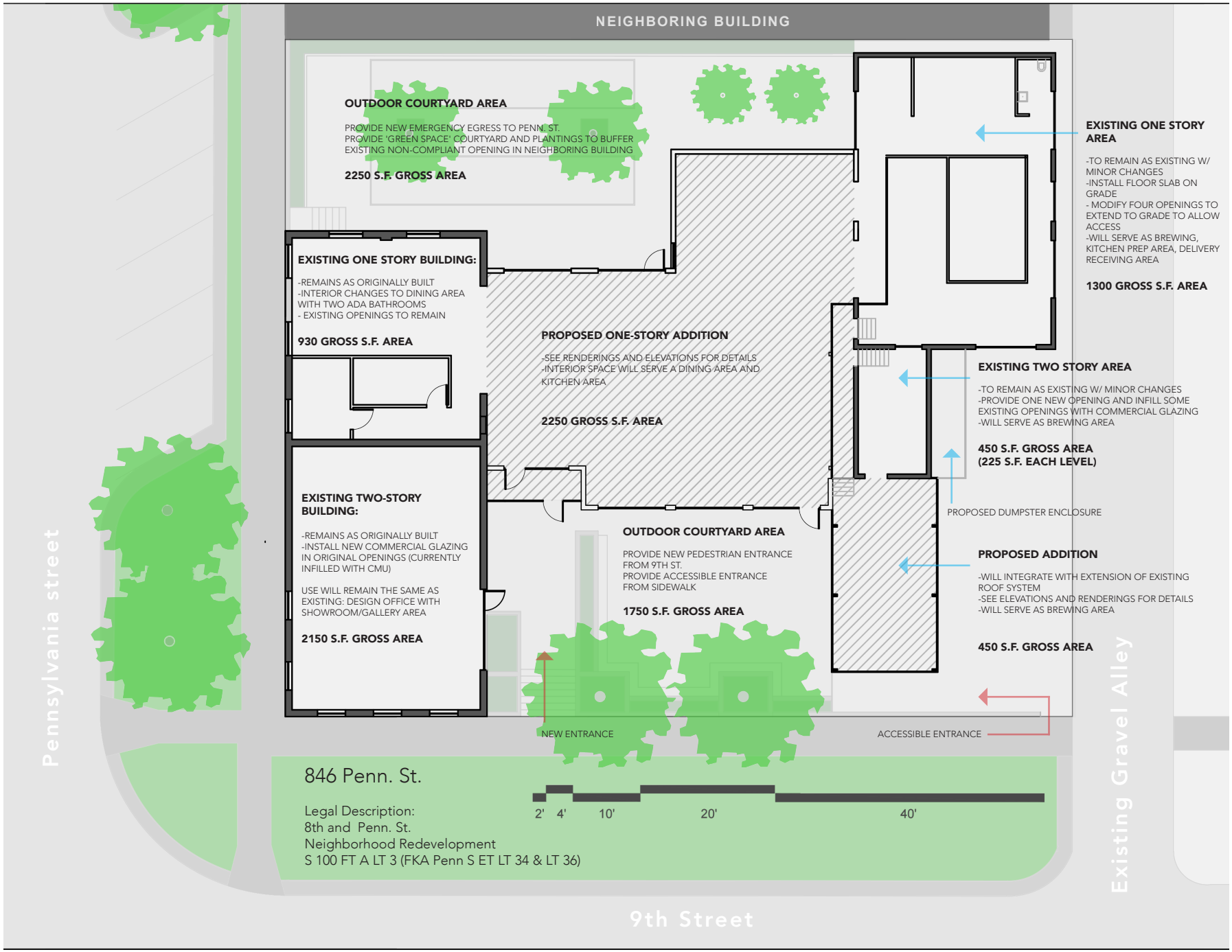


Renovation Proposal
SCHEMATIC PLAN

The rehabilitation plans proposed in this schematic design closely adhere to the current neighborhood development guidelines. These guidelines recommend that new additions differentiate themselves from the original construction yet be compatible with respect to massing, size, scale, and architectural features. They should embrace the industrial character of the buildings and their past uses, while recognizing the modern mixed uses planned for the area as part of its revitalization. The intended uses of this property as planned provide for a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery. The rehabilitation plans have an intentionally flexible design that also allow many possible future uses for the property without requiring further significant changes to the existing or proposed structures.

General Current and proposed project info:

Site area 100'x117' = 11,700 S.F. Total
Existing building footprints = 3710 S.F. Total
Existing open area = 7990 S.F. (68% of site)
Addition as previously approved = 1350 S.F.
Open area as previously approved = 6640 S.F. (56% of site)
New brewing area = 450 S.F.
New kitchen area = 475 S.F.
Widening of previously approved addition = 450 S.F.
Total building footprint as proposed = 6410 S.F.
Open area as currently proposed = 5290 S.F. (45% of site)
Total new additional area proposed represents 11% decrease in open site area and 2700 S.F total increase in building footprint


NEIGHBORING BUILDING
OUTDOOR COURTYARD AREA
PROVIDE NEW EMERGENCY EGRESS TO PENN. ST.
PROVIDE 'GREEN SPACE' COURTYARD AND PLANTINGS TO BUFFER EXISTING NON-COMPLIANT OPENING IN NEIGHBORING BUILDING
2250 S.F. GROSS AREA
EXISTING ONE STORY BUILDING:
-REMAINS AS ORIGINALLY BUILT
-INTERIOR CHANGES TO DINING AREA WITH TWO ADA BATHROOMS
- EXISTING OPENINGS TO REMAIN
930 GROSS S.F. AREA
PROPOSED ONE-STORY ADDITION
-SEE RENDERINGS AND ELEVATIONS FOR DETAILS
-INTERIOR SPACE WILL SERVE A DINING AREA AND KITCHEN AREA
2250 GROSS S.F. AREA
EXISTING TWO-STORY BUILDING:
-REMAINS AS ORIGINALLY BUILT
-INSTALL NEW COMMERCIAL GLAZING IN ORIGINAL OPENINGS (CURRENTLY INFILLED WITH CMU)
USE WILL REMAIN THE SAME AS EXISTING: DESIGN OFFICE WITH SHOWROOM/GALLERY AREA
2150 S.F. GROSS AREA
OUTDOOR COURTYARD AREA
PROVIDE NEW PEDESTRIAN ENTRANCE FROM 9TH ST.
PROVIDE ACCESSIBLE ENTRANCE FROM SIDEWALK
1750 S.F. GROSS AREA
NEW ENTRANCE
ACCESSIBLE ENTRANCE
EXISTING ONE STORY AREA
-TO REMAIN AS EXISTING W/ MINOR CHANGES
-INSTALL FLOOR SLAB ON GRADE
- MODIFY FOUR OPENINGS TO EXTEND TO GRADE TO ALLOW ACCESS
-WILL SERVE AS BREWING, KITCHEN PREP AREA, DELIVERY RECEIVING AREA
1300 GROSS S.F. AREA
EXISTING TWO STORY AREA
-TO REMAIN AS EXISTING W/ MINOR CHANGES
-PROVIDE ONE NEW OPENING AND INFILL SOME EXISTING OPENINGS WITH COMMERCIAL GLAZING
-WILL SERVE AS BREWING AREA
450 S.F. GROSS AREA
(225 S.F. EACH LEVEL)
PROPOSED DUMPSTER ENCLOSURE
PROPOSED ADDITION
-WILL INTEGRATE WITH EXTENSION OF EXISTING ROOF SYSTEM
-SEE ELEVATIONS AND RENDERINGS FOR DETAILS
-WILL SERVE AS BREWING AREA
450 S.F. GROSS AREA
Pennsylvania street
Existing Gravel Alley
9th Street
846 Penn. St.
Legal Description:
8th and Penn. St.
Neighborhood Redevelopment
S 100 FT A LT 3 (FKA Penn S ET LT 34 & LT 36)
2' 4' 10' 20' 40'

Renovation Proposal
MATERIALS

existing materials

proposed materials

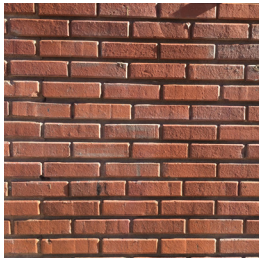
board form concrete

new concrete

steel doors

green roof

brick masonry walls



ipe siding

industrial glazing

commercial glazing

commercial glazing

galvanized structural steel

The materials selected for this project are a combination of the existing materials and those that provide a contrast to help differentiate old from new, but still remain in character with the industrial nature of the property. New concrete work will be poured with custom made forms to provide simple intentional lines that enhance the visual interest of the concrete rather than formed with traditional aluminum forms used in residential construction. The green roof on the addition will certainly differentiate the new addition while helping to keep the site and building cooler/warmer and reduce some site run-off. A small amount of Ipe wood siding will be used to clad the new entry off 9th st. and will match the wood used in the existing fence. Commercial glazing and galvanized steel will also continue to reinforce the industrial character of the property while not attempting to match or re-create historical elements.

Renovation Proposal
RENDERINGS

view from 9th and pennsylvania street intersection

aerial view from 9th and pennsylvania street intersection

The most significant feature of this proposed design, and the previous 2011 submission, is an addition, or connector/ hyphen, that serves to connect the two existing buildings. This connector engages a relationship between the two existing roof features of each building. An existing roof overhang and fascia on the one story portion of the primary building faces the secondary building and aligns with the cantilevered roof overhang of the secondary buildings two story area. The large existing openings of the two buildings align and face each other. The intent of the proposed addition is to create a physical link between these features. This link is created by cast in place concrete walls and a wood framed post and beam roof structure that supports a light and thin intensive green roof element. The green roof element serves to connect the two existing buildings and provide enclosed space within the existing courtyard. The intensive green roof will have a medium depth of soil, approximately 6-8 inches, allowing for a more diverse variety of native plants and increasing the moisture holding capability. This improves the chances that native plantings will survive and require less maintenance.

This primary addition/connection divides the existing open area into two smaller courtyards. The northern courtyard will not be accessible from Pennsylvania St. (except for emergency egress) and will provide a green buffer to the adjacent building. The northern courtyard will be accessed through the restaurant and may possibly have bocce courts, but will not be used for food service. It should remain a relatively quiet and private space. The southern courtyard will receive a new pedestrian entrance from the sidewalk on 9th Street. This entrance stair will step into an open portion of the southern courtyard and serve as the primary entrance to the restaurant and secondary entrance to the gallery and office in the primary building. The main two story building will retain its current entrance on Penn. St. and not have any changes to its elevations other than minor restoration to original condition. The southern courtyard will serve as an outdoor dining area and provide an accessible entrance from the sidewalk near the alley. A shade/trellis structure and several built in planters will be landscaped and the addition of two shade trees will help to enwrap the courtyard in a soft green envelope. Paving in the courtyards will be a mix of brick and cast in place pavers.

Renovation Proposal
RENDERINGS

view from 9th street

view of entrance on 9th street

While this addition will enclose 2250 additional square feet of space, it is clearly diminutive and subservient to the existing structures. The overall height of the addition aligns with the lowest roof overhang of the primary structure and is approximately two feet lower than the existing parapet walls. The roof of the addition acts as an extension of the existing overhang. The addition is significantly lower that any portion of the existing secondary building. The footprint of the addition is approximately equal to that of the existing primary building. The addition exists completely behind the primary facade of the existing Penn. St. building and only a small portion can be seen from Pennsylvania Street however it is located deep within the site. The southern elevation of the addition can be seen from the secondary, 9th St. facade. However, the slope of 9th street combined with the lower foundation level of the addition relative to the existing retaining wall, existing fencing/railing, and proposed landscaping of the site obscure much of it when viewed from this alignment.

Structurally, the insulated cast in place walls of the addition and the wood framed roof systems are completely self supporting and self bracing. They do not require any intensive physical connections to the masonry of either existing buildings. Neoprene gasketing will provide a protective barrier between the new structures and the existing masonry while still creating a thermal and weather resistive seal. Only the edges of the connectors roof system make any type of physical connection to the existing buildings. These connections happen where roofing materials and flashings will overlap to provide a weather resistive roof system.

view from 9th street

Renovation Proposal
RENDERINGS

aerial view from pennsylvania street

This page shares more views of the northern courtyard area. This courtyard will provide a green buffer to the adjacent building including two shade trees and landscaping. The primary Pennsylvania street elevation remains intact and unchanged from original. A small portion of the addition can be seen on the interior of the site. The aerial view helps to clarify where mechanical equipment will be placed within screening elements made from materials that match the existing fencing.

view of north lower courtyard

rear view from ally off 9th street

Renovation Proposal
RENDERINGS

aerial view from 9th street

rear view from ally off 9th street

The secondary existing building, the former 'oil shed', has a very unique 'split level' two story design where it interfaces with the new addition. The tall area features a very unique element and large overhang that was specific to the function of pumping fuels into tall trucks by Standard Oil and will be retained and preserved nearly to its original configuration. It will now serve to house a grain mill and pump grain into the main brewing area. The main brewing area is housed in a addition to the south side of the 'oil shed' . This new addition will be the same height as the original and be housed under a roof that is simply a southern extension to the original. The unique form and proportions of the original will be celebrated in this new addition while the original portion of the oil pumping area becomes a unique part of the new addition's interior.

The brewing area addition will be formed with cast-in-place insulated concrete walls, commercial glazing and an industrial overhead door. It is heavily glazed to allow viewing of the brewing process and to allow the exterior of the oil pumping area to be highly visible from within the site and from the interior of the addition.

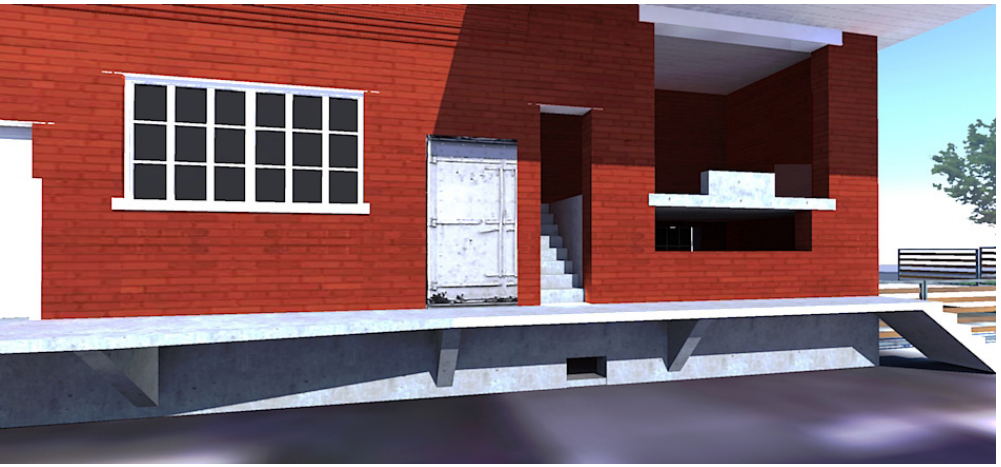
existing building

proposed building modification

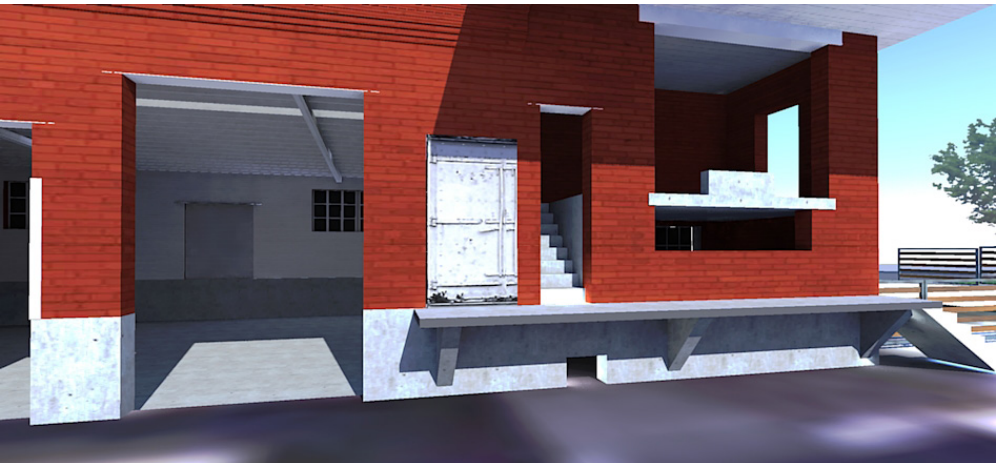
proposed building modification viewed from inside addition

Renovation Proposal
BUILDING MODIFICATIONS

Modifications to the interior site elevation of the ‘oil shed’ will be made to allow the elevated wood framed floor to be removed and replaced with a slab on grade. This allows for the interior of this building to be on grade with the interior of the primary building and addition. The northern portion of the existing dock will be removed and two existing openings will be extended downward. The original widths of these openings will be maintained and the original lintels will also remain in place. The interior rendering shows how the building will interface with the new addition when finished.



existing building



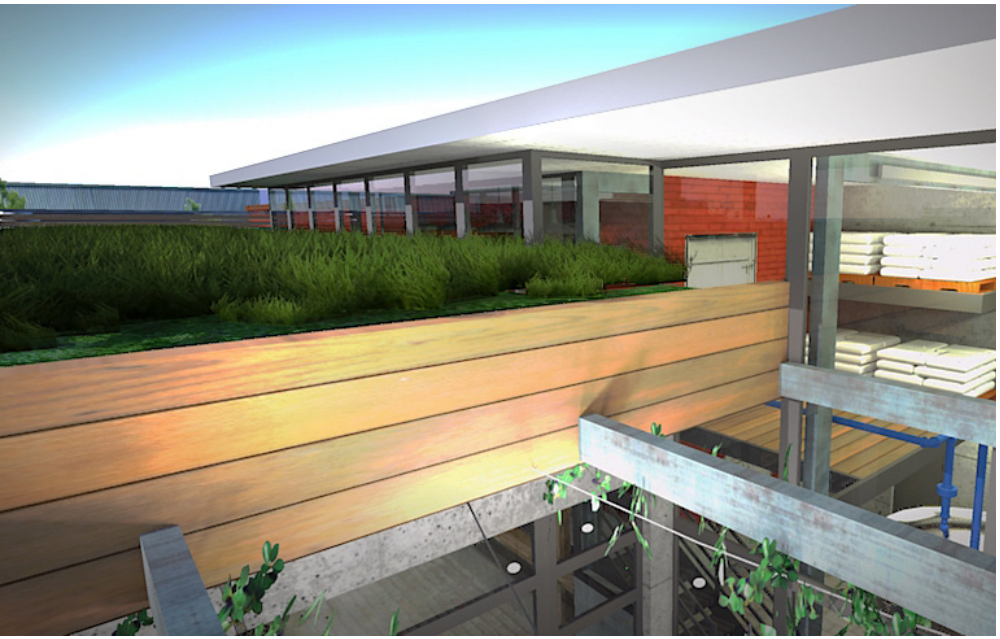
proposed building modification

proposed building modification viewed from inside addition

Renovation Proposal
BUILDING MODIFICATIONS

The most unique portion of the oil pumping area, the southern portion of loading dock and two stair cases will remain unchanged and be restored. The two story area is a strong defining element of the secondary building but is also an extremely non-conforming area and a very challenging space to fit with any modern uses. This amended design has managed to capitalize on the uniqueness of the space and will return it to a functional/working space as well as making it one of the visual focal points of the new interior area. Brewers will be working to grind grain in the upper level of the pumping area. The grain will be pumped through an overhead auger system out to the main brewing area. The entire process of brewing will be on display and happen in a linear arrangement that capitalizes on exposing the inner-workings of the brewery and equipment and relating them to the physical elements of the building.

existing building



proposed building upon completion

Renovation Proposal
BUILDING MODIFICATIONS

The preservation of this unique element will be further enhanced by the fact that it will be well protected and completely visible from both the exterior and interior of the addition. The utilitarian loading dock of the oil pumping structure shall also be retained, preserved, and restored as part of this design. The badly deteriorated stairs on the southern end of the dock will be restored in accordance with historical guidelines and serve as a working circulation path for the brewers. While the addition clearly suggests its industrial nature through design, it does not attempt to mimic the construction techniques or materials of the historic structures. It is clearly differentiated as to mark its place in time and not appear to be part of the historic structures. The clerestory glazing bridges the gap between the existing canopy and the new green roof. The extension of the overhang continues the original form as it extends over the new main brewing area addition.

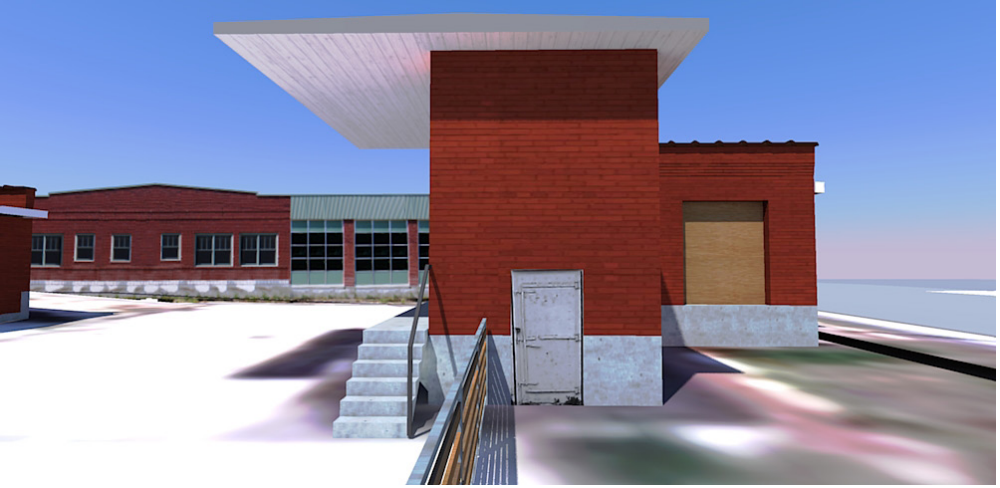
existing building

proposed building modification

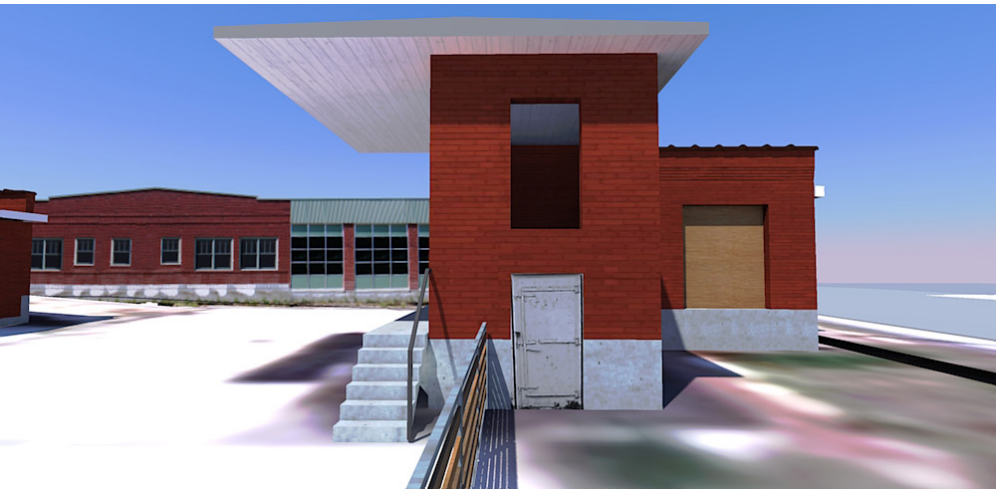
proposed building upon completion

Renovation Proposal
BUILDING MODIFICATIONS

Minor changes to the secondary elevations of the ‘oil shed’ in conjunction with the new floor slab include modifications of two openings on the alley. The original opening widths and lintels will be preserved. A portion of the cast concrete foundation stem walls will be removed to allow on grade access to the building. Although this does require removal of some historical material, it does not differ from the original visual character of the building. These doors were designed for material shipping and delivery and will be used for that purpose in this scheme. The current floor height is only 40-42” above grade. Modern dock heights range from a minimum of 48” to 55” making the current floor height unsuitable for use by delivery trucks. If the current alley is paved in the future, the height of the existing docks may become even less usable. Once lowered to grade, a fork lift or hand carts can be used to manage incoming and outgoing deliveries. These changes are certainly consistent with the buildings original use and maintain a consistent pattern relative to the buildings current openings.



existing building



proposed building modification

proposed building modification viewed from inside addition

Renovation Proposal
BUILDING MODIFICATIONS

One minor change to the secondary elevation of the pumping area will allow for a second floor door to provide access to the grain mill area. The upper area is currently only accessible via an existing narrow and steep stairway. The additional opening will allow for materials and people to move from the main brewing area into the upper level of the pumping area. This change is certainly consistent with the buildings original use and maintains a consistent pattern relative to the buildings current openings. The existing space on the main level of the pumping area will house mechanical equipment which is consistent with its original use.

Although these plans are not detailed construction documents, it is their intent to convey the character and visual goals of this rehabilitation and addition. If the Planning Dept. and HRC agree that the intent of this project is applicable to the 8th and Pennsylvania Street redevelopment guidelines, and respects the guidelines of the Kansas Historical Society as well as those of the Secretary of the Interior's, detailed construction documents will be completed and re-submitted to the Planning Department for in depth review when they are submitted for a building permit.

Renovation Proposal
PROPOSED ELEVATIONS

East Elevation
ALLY VIEW

1' 2' 4' 10' 20'

West Elevation
PENNSYLVANIA STREET VIEW

Renovation Proposal
PROPOSED ELEVATIONS

South Elevation
9th STREET VIEW

1' 2' 4' 10' 20'

NORTH Elevation
NEIGHBORING BUILDING VIEW

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 10: DR-16-00248
STAFF REPORT

A. SUMMARY

DR-16-00248 800 Indiana Street; New Addition and New Accessory Structure; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Donna Olson, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to construct an addition to the structure located at 800 Indiana Street. The project also includes the demolition of an existing garage and the construction of a new garage. Interior alterations are also part of this project.

North Elevation

Northwest Corner

The proposed 'U' shape addition starts 16' from the north elevation (not including the front/north porch) to the south approximately 21', to the east approximately 38', and back to the north approximately 30'. The applicant's information identifies the addition as 643 sf. Proposed materials for the addition include concrete foundation walls, a stone veneer covering the foundation walls, wood lap siding (lap exposure not identified but application indicates that it will match the existing house), wood trim, wood clad (cladding is not specified) windows, decorative wood shingles, and an asphalt shingle roof to match the existing structure. The height of the structure to the roof peak of the new addition is 19'.

The project also proposes to demolish the existing wood frame garage. This garage will be replaced with a new garage of approximately 484 sf, 22' X 22'. The frame structure will have concrete footings and foundation walls, wood lap siding (lap exposure not identified but application indicates that it will match the existing house), wood trim, an 8/12 gabled roof with composition shingles, wood shingles in the gable end, wood clad (cladding is not specified) windows, and modern insulated, overhead garage doors with glazing in the top section of the doors.

Interior modifications are also a part of this project. The south wall of the existing structure will be completely removed. The east elevation wall from approximately 35' from the north property line to the wall plane of the existing south elevation, approximately 19', will be removed. The removal of these walls will allow for a new interior layout to accommodate an expanded kitchen, new master bedroom and bath with a walk-in closet, a new bathroom next to the adjacent new expanded kitchen and a family room. The materials for the interior alterations of the historic structure are not identified in the plans.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect

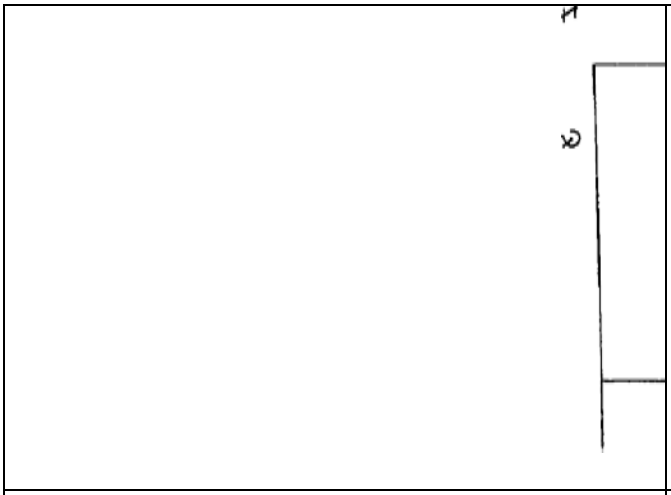
the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

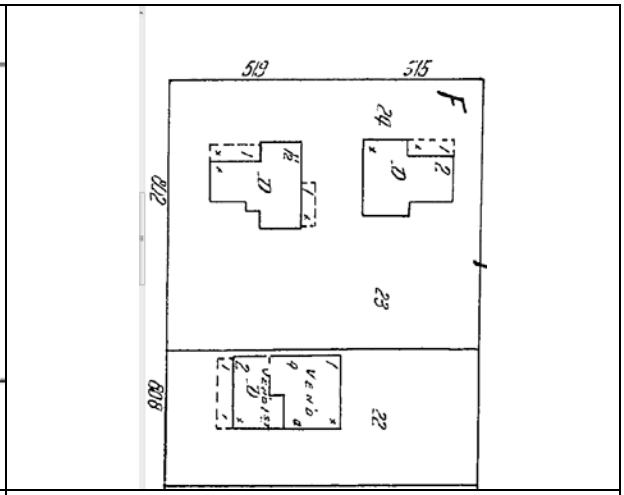
D. STAFF ANALYSIS

History

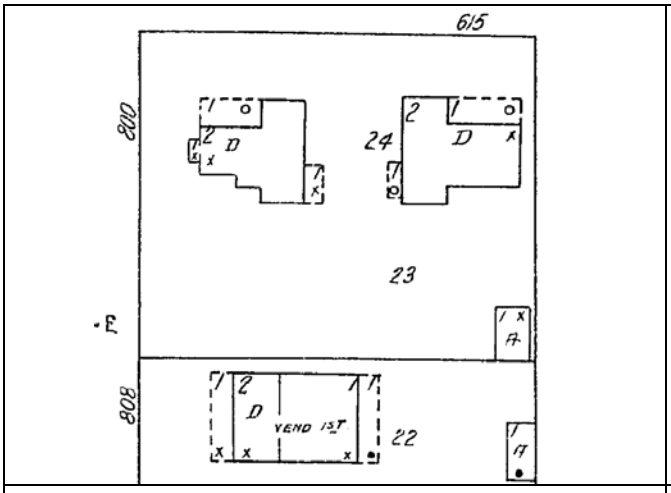
According to the resurvey done in 1991, an increase in property value occurred in 1887 when the property was owned by Nellie G. Beatty. In 1893, W. Herbert Beatty, the manager at A. D. Weaver Dry Goods House, was listed as an occupant for this address. The survey estimates that the construction date of the house was c. 1887. The primary structure was recorded on the 1905 Sanborn Fire Insurance map. On this map, the basic existing footprint of the house is shown, but the garage is not on the map. The 1912 map shows the same configuration on the property, but by 1927, a small, one-story addition had been added to the western elevation of the structure. The footprint of the primary structure does not show any changes on the 1949 map, but a garage in the same location, approximate size, and orientation exists on this map.



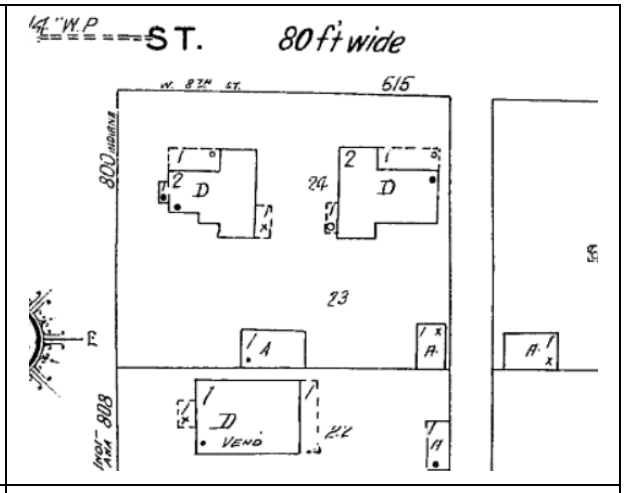
1905



1912



1927



1949

2016

Project Review

The main structure located at 800 Indiana Street is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. When the Old West Lawrence Historic District was listed in the National Register in 1972, it did not include a list of contributing and non-contributing structures. The district was resurveyed in 1991, and the State Historic Preservation Office (SHPO) generated a list of contributing and non-contributing structures based on this survey to determine the eligibility of structures for the Kansas Historic Rehabilitation Tax Credit program. (This list was never approved by the National Park Service (NPS) as an official list of contributing and non-contributing structures.) Staff is of the opinion that the structure is contributing to the Old West Lawrence Historic District.

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

New additions should be constructed so that there is the least possible loss of historic materials, located at the rear or on an inconspicuous side of a historic building, and limited in size and scale in relationship to the historic building. Design for the new work may be contemporary, but it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Standard 1 speaks to the use of a historic structure and Standard 2 relates to the preservation of historic materials and character-defining elements of a historic structure. While there is no change in the historic use for the entire structure, the proposed design of the expansion of the residential uses for the structure does not meet Standards 1 and 2. The new addition is not a minimal change to the historic structure and will alter interior and exterior character defining features of the historic structure. The project will remove approximately 66' of historic exterior walls. The complete removal of these walls is not a minimal change, but rather a complete removal of character defining elements of the historic structure such as historic materials. In addition, the proposed design alters historic features and spaces on the interior of the structure to accommodate the proposed expansion and new uses of the project.

Standards 9 and 10 are dedicated to new additions and new construction. In the development of the Secretary of the Interior's Standards and Guidelines the park service recognized that new additions and new construction are often necessary to keep historic properties viable. However, the standards and guidelines, as well as additional information published by the NPS, also state that if new additions are determined to be necessary, they should (1) remove as little historic material as possible, (2) differentiate new work from the historic, and (3) should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions should also be designed and constructed so that if they are removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Staff is of the opinion that the project as proposed does not meet Standards 1, 2, 9, and 10. However, staff is also of the opinion there are ways to refine the design so it can meet the intent of the standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   The proposed new uses require the expansion of the footprint. The design concentrates on the desired amount of square footage and room configurations. By doing this, character defining features are lost. If the design can be slightly reconfigured, the resulting project can minimize the changes to the property and can meet this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

   With the size and placement of the proposed addition, this standard is not met because there is significant removal of historic fabric. Historic spaces that characterize the property are also altered. The design can be altered to help achieve this standard. Examples would be the retention of the primary interior space of the northwest room and retention of some of the historic walls in the kitchen. There may be additional design options to retain more of the historic fabric of the original walls. In addition, the window that is now located in the projection on the west elevation of the structure should not be removed and replaced with a window that will be removed on the south elevation. This will both remove historic fabric and may also violate Standard 3.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   Standard 9 is possibly one of the most complicated standards with which to work. Compatibility and differentiation seem to be at odds when trying to create an addition to a historic structure. NPS guidance to achieve this standard often refers to the separation of the old and the new by architectural treatments such as hyphens and additions on the rear elevation of the structure that can be demarcated with architectural treatments and recesses in wall planes. Often, using modern compatible materials is not sufficient to discern the new from the old on an elevation that has view from the primary public right of way. In these cases, the NPS suggest that the project proponent reevaluate the new addition to determine if the proposed need can be met by utilizing non-character-defining spaces or designed in a different location located at the rear or on an inconspicuous side of the structure.

   Currently the proposed project does not meet this standard. The addition destroys character-defining materials and does not clearly differentiate the old and the new. On the exterior, the new work should have a clear demarcation of new to old. Hyphens or additional setback from the west elevation of the historic plane could help remedy this and with design refinement, meet this standard.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

    The proposed project does not meet this standard. If the addition were removed in the future, the essential form and integrity would be impaired because the entire original southern wall would be missing. Even design refinement will be difficult to meet this standard with the proposed layout, but staff is of the opinion that there are options available to help the project meet this standard.

Garage

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the listed properties. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure.

The actual construction date of the garage is unknown. It does not appear on the Sanborn maps until 1949. The County dates the structure to 1910, and the applicant has dates of 1910 and 1928 in the application materials. Because of the construction method and style of the structure, any of these dates is possible.

The applicant has provided a structural analysis of the existing garage and a cost of repair verses replacement analysis. The architect's conclusion of the analysis is that the existing structure should be demolished and a new structure that will meet the current needs of the owners constructed. Most of the deficiencies noted in the report are related to the type of construction of the structure verses today's code required structures. It is possible that the existing structure may be structurally inadequate to provide use as a modern garage.

The proposed new garage is compatible in size, scale, massing and materials. The proposed placement for the new garage is not appropriate and does not meet the Standards 2 and 9. The proposed placement will alter the significant character-defining space of the rear yard. Because this is a corner lot, the visual rear yard space is critical to the understanding of the historic patterns of the district and this property. Moving the garage to the southeast corner of the lot would allow for the new garage to meet the standards.

Staff requested that the applicant work with the Architectural Review Committee to develop and refine the proposed project so that it would meet the standards. The applicant has chosen not to utilize this option.

E. STAFF RECOMMENDATION

State Law Review

Staff recommends the Commission refer the project to the ARC for further design refinements. Specifically, the ARC should work with the applicant on the size and design of the addition, interior alterations to allow for the south addition to be reduced in size, and the placement of the garage. The project would return to the HRC for review once the ARC has met with the applicant to work on these issues.

If the Applicant Chooses Not to Work with the ARC

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission deny the proposed project and make the determination that the proposed project will damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places). Specifically, the project does not meet Standards 1, 2, 9, and 10 based on the evaluation above.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

- ☑ **Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.

- ☑ **Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.

- ☑ **Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.

- ☑ **Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.

- ☑ **Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.

- ☑ **Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

- ☑ **Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- ☑ **Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- ☐ **Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____
_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 800 Indiana Street Lawrence, KS 66044

Legal Description (*may be attached*) Lane's Addition Blk 7 W63.5 LOTS 23 & 24 100'X 63.5'
Lane's Addition Blk 7 W63'7" LOTS 23 & 24

OWNER INFORMATION

Name(s) Donna J. Olson

Contact Donna J. Olson

Address 4400 Nicklaus Drive Lawrence, KS 66047

City _____ State _____ ZIP _____

Phone (___) 785-760-1381 Fax (___) not applicable

E-mail donnaolson@gmail.com Mobile/Pager (___) 785-760-1381

APPLICANT/AGENT INFORMATION

Contact Donna J. Olson [Please Copy Architect on All Correspondence]

Company Owner

Address 4400 Nicklaus Drive Lawrence, KS 66047

City _____ State _____ ZIP _____

Phone (___) 785-760-1381 Fax (___) not applicable

E-mail donnaolson@gmail.com Mobile/Pager (___) 785-760-1381

Existing Zoning	Existing Land Use	Proposed Land Use	
RS5	Residential-SingleFamily	Same	
Total site area	**Current Appraised Value**	**Existing Building Footprint**	**Open Space Area**
6350 SF	$253,800	Res=909SF Garage=214SF	5227 SF
# of Buildings	**Estimated Cost of Construction**	**Proposed Building Footprint**	**Pavement Coverage**
2	$400,000	Res=1552SF Garage=486SF	
Are you also submitting any of the following applications?			
☐ Building Permit To Follow	☐ Site Plan To Follow	☐ Special Use Permit No	☐Zoning Change No
☐ Variance	☐ Other (specify)		

Property Address: 800 Indiana Street Lawrence, KS 66044

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

See Support Information Attached

Reason for Request:
(Attach additional sheets if necessary)

See Support Information Attached

Detailed Description of Proposed Project:

The purpose of this project located at 800 Indiana Street in the Old West Lawrence Historic District is to rehabilitate this two and one-half story structure originally constructed in 1887, which has been remodeled and updated on numerous occasions during its nearly 130-year history, and add on to the first floor level to provide suitable living, dining, kitchen, master bedroom/bathroom suite all one level. The owner desires to maintain the original architectural character of the structure and blend it along with additional living space with updated building systems and conveniences to serve their single family needs for the foreseeable future.

Given the fact that this building site does not enjoy rear yard alleyway access, which all its neighboring properties to the south and east have for vehicular access, parking and services it must rely on the two adjacent street frontages, Indiana Street & 8th Street, for these purposes. It should be noted that the property's address, while associated with Indiana Street, fronts onto 8th Street where support services are accessed, including postal delivery and refuse disposal services. It is the desire of the owner to remove the existing detached single-story wood frame garage, which is not original to the property being built in 1910, and replace it with a two-car garage located closer to Indiana Street but within the current RS5 zoning allowable setbacks to provide better access for vehicles and services. The garage was constructed over twenty years after the date of historical significance associated with the original residence. The garage is dis-similar in materials and design to the original residence and is minimal in size , barely able to accommodate a contemporary automobile, without openings for natural light and ventilation, and reported by inspectors to have multiple structural concerns to be remedied. This garage is located at the southeast corner of the property, well back from both street frontages.

Careful review and evaluation of the existing single-car garage was initiated by the owner, home inspection consultant, architect and contractor to determine the economics of rehabilitation. Given the location within one foot of the property lines and its condition as reported by a certified home inspector, its limited capacity to accommodate contemporary automobiles, its design and materials being significantly different from the original structure, and the costs associated with foundation/floor repairs, exterior wall bracing for lateral stabilization, refurbishing the exterior siding, trim and overhead door, and roof deck and roofing replacement. Given these factors, removal and construction of a new two-car garage at a new location within the current setback requirements, with suitable foundations, floor slab, laterally stabilized wood frame construction, exterior siding/trim and openings complimentary and compatible with character of the original structure is a far superior return on investment.

The owner desires to reaffirm the architectural character of the original property in rehabilitation, remodeling, expansion, and design of a new detached garage using similar massing, patterning, openings and materials to create greater usefulness and commodity with a minimum of intrusion on or disruption to the existing architectural fabric and character of the neighboring properties within the Old West Lawrence Historic District. In a cost analysis of rehabilitation vs. new construction, rehabilitation of the existing structure proves to be an economic hardship with little more than the return of a "garden shed" for the investment, leaving the owners without benefit of a suitable garage for their vehicles on-site. It is, the shared opinion of the owner, the architect and contractor that the best resolution is for relocation to a more suitable location on site to service access, remodeling structurally, remodeling for light/ventilation, expansion to accommodate additional storage for vehicles and associated

paraphernalia that removal and replacement anew/in-kind with the original residence is the best alternative.

The expansion of the first floor level living areas along the south and east elevations of the existing structure are proposed to be within allowable setbacks, while the articulation along the west elevation is designed to respect the original location and setback of the primary structure and then modulate the design of the addition's setbacks, heights, massing, proportions, openings and materials in a sympathetic manner to the original structure while in keeping with the character of the balance of the neighboring properties to the south of the site. Careful study of the original structure and the surrounding structures has influenced the proposed design to be complimentary within this context, along with close attention to complying with the review and design criteria set forth in the City of Lawrence Historic Resource Code, Chapter 22.

In the opinion of the owner, the proposed project achieves their needs and desires without economic hardship and in a manner considered to be highly appropriate for the specific property and the context of the Old West Lawrence Historic District. The owner prays upon the HRC for their review and determination of the owner's project design and request review and affirmation of their efforts to achieve their approval for a "Certificate of Appropriateness" to allow the project to proceed to construction and occupancy.

Reason for Request:

Based on the location of this property within the Old West Lawrence Historic District and the owner's intent to rehabilitate and remodel this property the City of Lawrence Ordinances require that the proposed project's design be submitted and reviewed by the Historic Resource Commission for its appropriateness relative to its own unique architectural character, site and structure, its immediate neighbors, and environs of the neighborhood and historic district. The project proposed should be reviewed with respect for the Secretary of the Interior's Guidelines for Rehabilitation of Historic Structures and Standards for Review and the Design Criteria contained in Chapter 22 of the City of Lawrence Code to make its determination on the proposed project's merit for a "Certificate of Appropriateness."

A "Certificate of Appropriateness" design permit is issued by the Lawrence Historic Resources Commission based on approval of any construction, alteration, demolition, or removal of a structure within an historic district, local historic landmark or property located within the environs of a listed property. In this case, the project proposes remodeling of an existing structure in an historic district, rehabilitation of the existing structure, extension of the existing structure's first floor level to create additional living area, removal of an existing single-car garage, and construction of a new two-car garage. Removal of the existing outbuilding, albeit non-original and arguably non-contributing, and replacement with a new structure may require review for "Economic Hardship" where rehabilitation of the existing structure in the opinion of the owner and their consultants imposes an undue hardship from which they seek relief.

The Historic Resources Administrator, based on a preliminary review of the proposed project, has determined the project is "major" project. Major projects must be approved by the Lawrence Historic

Resources Commission (HRC) at their regular monthly meeting. The HRC may approve, approve with conditions or deny an application submitted for their review. HRC determinations may be appealed to the City Commission.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Craig Patterson

Company CP&Associates Architects & Planners

Address 25130 Chieftain Road

City Lawrence, KS 66044 State _____ ZIP _____

Phone (___) 785-841-2025 Fax (___) not applicable

E-mail cpatterson@cp-assoc.com Mobile/Pager (___) 816-289-1102

* Please copy architect on all correspondence with Owner

REQUIRED ATTACHMENTS:

- ☑ **Photographs of existing structure and site**
- ☑ **Scaled or dimensioned site plan**
- ☑ **Scaled elevation drawings**
- ☑ **Scaled or dimensioned floor plans**
- ☐ **Materials list**
- ☑ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date _____

Donna J. Olson

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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Fax 785-832-3160

OWNER AUTHORIZATION

I/WE_____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

_____ _____
Owner Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires:

_____
Notary Public

Photo A – North Elevation from 8th Street

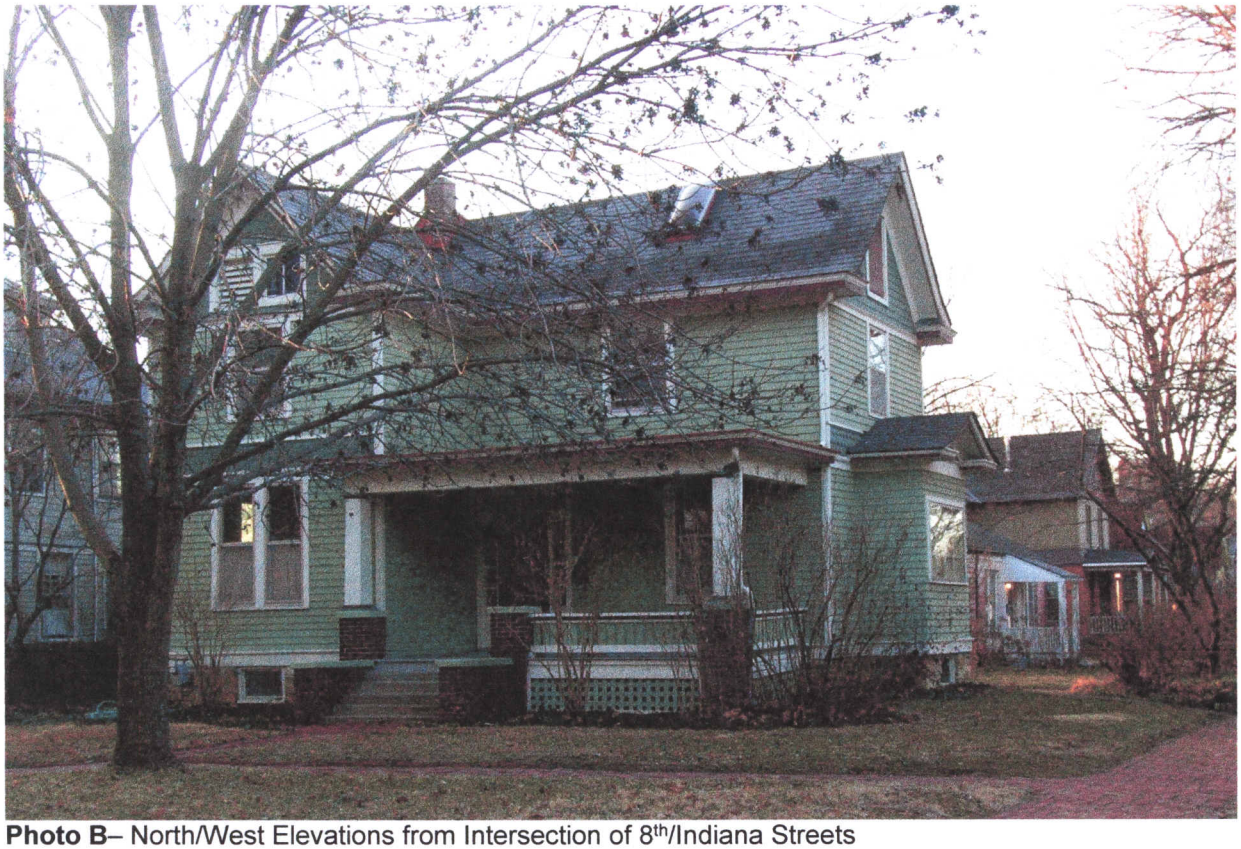


Photo B– North/West Elevations from Intersection of 8th/Indiana Streets

Photo C 800 Indiana Street – Aerial Site Plan

Photo D – Indiana Street Frontage at Garage/South Property Line/Adjacent Property

Photo E – West/South Elevations from Indiana

Photo F – South Elevation

Photo G – North/East Elevation in Spring Flower from Indiana Street

Photo H – West Elevation Detail at Projected Bay Window

Photo I – West Elevation Detail at Projected Bay Window

Photo J Detached Garage from Indiana Street

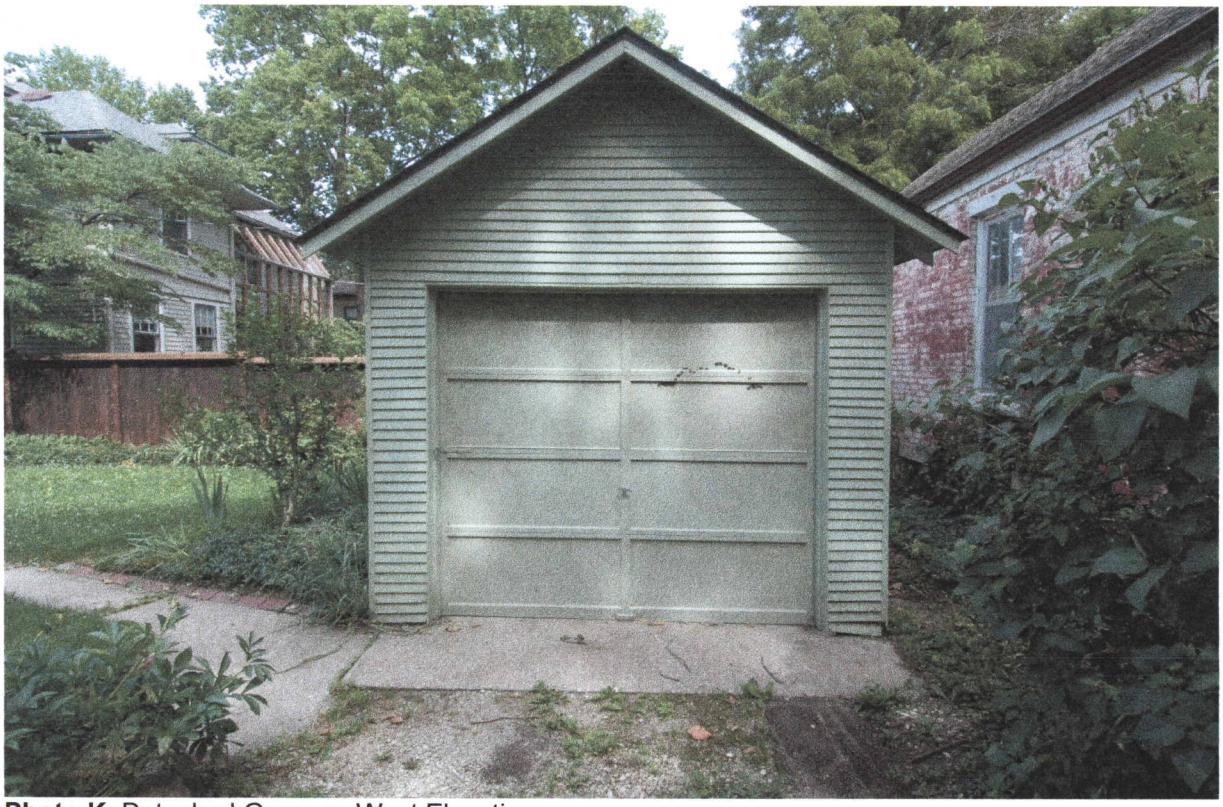


Photo K Detached Garage - West Elevation

Photo L Detached Garage – Southwest Corner looking North/East

May15, 2016

Lynne Braddock Zollner
Historic Resource Administrator
City of Lawrence Planning Department
6 West 6th Street
Lawrence, Kansas 66044

Re: 800 Indiana Street
Lawrence, Kansas 66044
CP&A Project No.: 16070.010

Subject: Historic Structures Report
Outbuilding – Detached One-Car Garage

Dear Ms Zollner:

CP&Associates/Architects & Planners performed a cursory examination of the property referenced above on May 2, 2016 to review and evaluate the condition of the existing garage located on the southeast corner of the property for planning restoration or rehabilitation of this structure. This historic structures report is intended to be a reference document for use in conjunction with other information to minimize the loss of significant architectural materials or defining architectural characteristics when making decisions that may affect a contributing historic structure located within certified historical district.

The subject property of this report is located in the limits of the Old West Lawrence Historic District as designated by the City of Lawrence Historic Preservation Ordinance, Chapter 22. The site contains two contributing structures; a principle two-story wood frame residence constructed in 1887 following William Quantrill's Raid on Lawrence, Kansas on August 23, 1863, and smaller free-standing one-story wood frame outbuilding erected in 1928 used historically as a single-car garage.

The purpose of this report is two-fold. First, is to document the current physical condition of the existing outbuilding [one-car garage] and identify specific conditions affecting its structural integrity and usefulness for its intended purpose. Second, is to recommended actions required to rehabilitate the structure and recommended options and alternatives may be possible and form an opinion of their feasibility.

The design and materials of the garage structure constructed some thirty years after the original structure are not of the same genre, materials or architectural character. As a detached accessory structure it doesn't adversely affect the primary structure or its character particularly, but it's design is noticeably different from the original and not considered to be contributing in these regards

The garage's location on the site places it immediately on the southeast corner of the property, approximately one foot from the property lines. The structure is reported to be in need of repairs due to poor maintenance and remedial structural repairs to foundations and lateral bracing of the wood frame structure. Presently the structure leans slightly in the north/south axis due to the lack of lateral roof and wall bracing panels or construction. The structure has one large door opening on the west elevation, which is fair condition with manually operated overhead four-panel garage door. The painted wood clapboard siding and wood trim are in fair condition with some decay/rot in specific locations along the foundation bearing line. The depth, materials and condition of the

existing foundations has been questioned and recommended to be reviewed and evaluated by a design professional with recommendations for actions to be taken.

The one-story wood frame gable roof/wall structure bears on the perimeter of the concrete foundation/floor slab, which is cracked in specific locations. The wall and roof framing are in fair to good condition but do not have sufficient lateral bracing for today's standards. Roof framing members are structurally deficient, not having collar ties or lateral bracing. The exterior walls do not have diagonal bracing or lateral panel bracing. The roof deck planking is damaged in minor locations and some moisture penetration is apparent along the ridge and bearing joist bearing. The overall condition of the roof is satisfactory but should be removed and replaced to extend the life of the structure and be compatible with the primary structure.

Exterior finishes including painted wooden clapboard siding [not similar in profile or dimension to the primary structure], the single overhead garage door and trim, eaves and exposed roof rafter tails are weathered but in fair condition, composition roofing shingles [dissimilar to those on the primary structure] appear to be aged and but in fair condition. Painted exterior finishes [common in color with the primary structure] are in fair condition not requiring substantial work to properly weatherize the structure to repel moisture penetration that may cause damage to the structure.

Recommendations

To resolve the structural deficiencies identified in the report and retain the architectural character of the original garage, we recommend the following;

1. Externally stabilize structure above foundations and temporarily relocate it elsewhere on the site to facilitate site drainage and structural evaluation.
2. Remove existing substructure and slab; build new footing/foundations to code complaint depth, pour new floor slab capable of supporting structure and floor loads.
3. Assess condition of existing wood framing members in exterior walls and roof, install code compliant lateral bracing as required.
4. Return the overall garage structure and set on new substructure on or nearby its original location.
5. Remove damaged exterior materials and restore with new materials compatible with the original materials.
6. Replace damaged roof decking and roof coverings with new durable materials compatible in color, texture and style with primary structure.
7. Refurbish and weatherize entire structure for extended life and sustainability.

. Unfortunately, for the time and expense associated with this process there is no net gain in functionality or usefulness. Given the extent of displacement and work associated with this recommendation the architectural integrity of the structure will be altered to the extent that *The Secretary of the Interior's Standards for the Treatment of Historic Properties* would define it as artifact not architecture, therefore changing its historical significance or contributing value to the property and historic district.

We note that this recommendation is phased, sequenced, time consuming and expensive but retains the presence of the existing garage and its original purpose. We estimate this work may require 90 to 120 days to complete and cost approximately $28,000 - $32,000.

Base on the extent of the structural deficiencies discovered and reported in this report, we recommend immediate action to minimize any risks to the life and safety of the owner, adjacent properties and general public.

An alternative and expedient solution to these recommendations is demolition of the existing structure, salvage of recoverable architectural materials for future reuse, clearing of the site, and grading to restore proper drainage. These recommendations eliminate the problematic structural

conditions all together and improves the overall site in the least time and for the least expense. We estimate this work can be completed within thirty days at a cost of approximately $3,500 - $5,000.

It is therefore, the opinion of CP&Associates that the costs and time related to rehabilitation of the existing structure and the actions required, when compared to removal and reclamation of the reusable materials creates an undue economic burden, from which the owner should seek relief to allow for the construction of a new two-car garage at a new location on the site within the current setbacks to provide for greater capacity, site access and drainage. CP&Associates appreciates the opportunity to observe and assess the present condition of this historic structure and site, and provide our findings and recommendations in this report. Please contact us if we may be of further service to you.

Sincerely,

Craig Patterson, AIA|ALA|NCARB

Principal
CP&Associates/Architects & Planners

Photographs, Exhibits and Documentation of Present Physical Conditions

800 Indiana Street – Aerial Site Plan

800 Indiana Street – Photos of Exterior Elevations and Details [

800 Indiana Street – Exterior Elevations [Scale Drawings]

800 Indiana Street

June 9, 2016
Parcels

1:250
0 0.00275 0.0055 0.011 mi
0 0.0045 0.009 0.018 km

Douglas County, KS GIS
Douglas County, KS, GIS Division: City of Lawrence GIS

DISCLAIMER: This is not a legal survey. This map is to be used for reference purposes only, and no other use or reliance on the same is authorized.

Photo A 800 Indiana Street – Aerial Site Plan

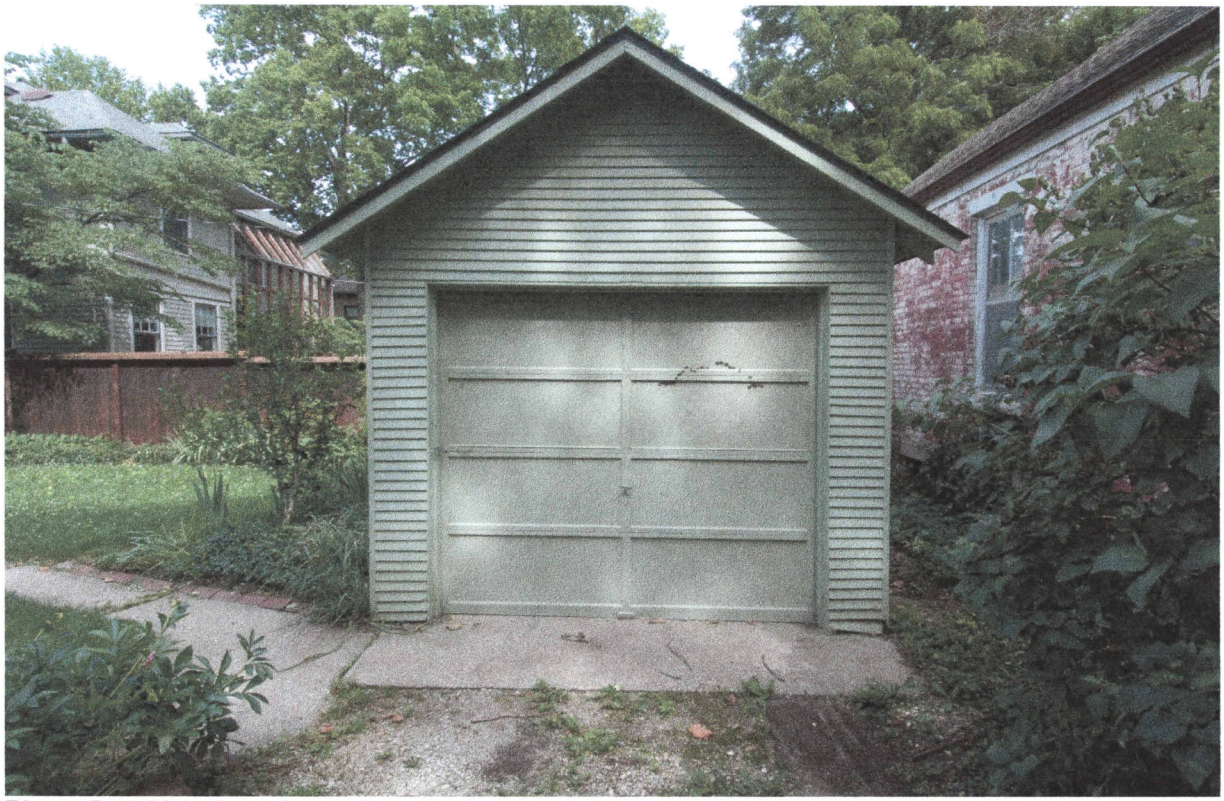
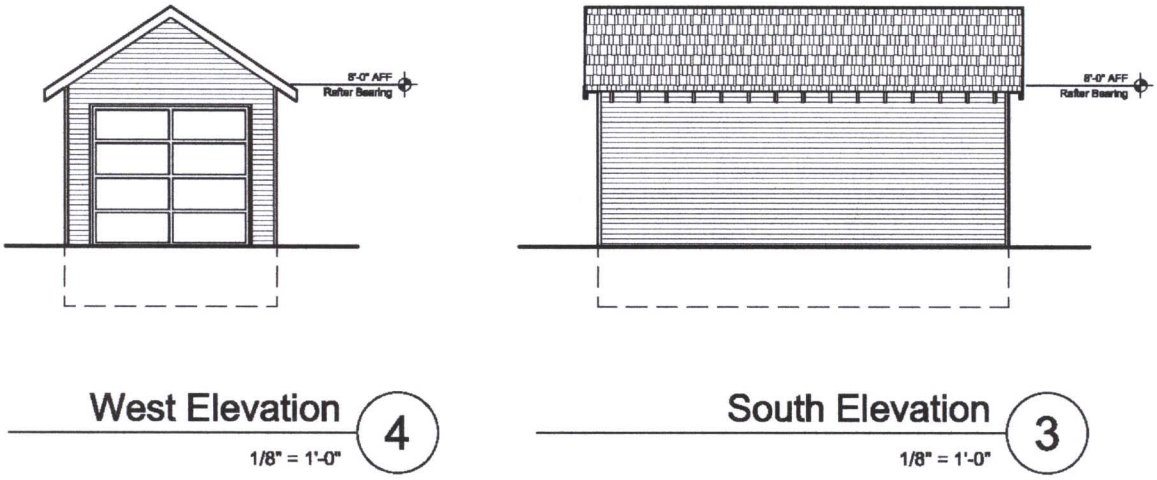


Photo B 800 Indiana Street Existing Garage - West Elevation

Photo C 800 Indiana Street Existing Garage – Southwest Corner looking North/East

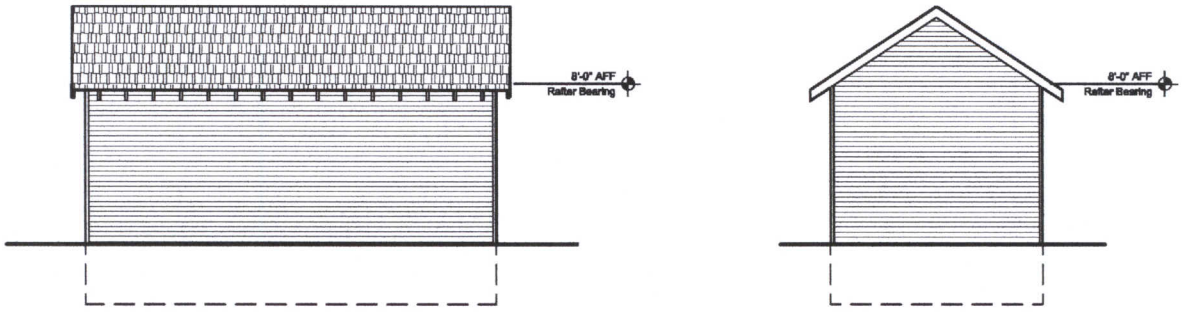
Photo D 800 Indiana Street Existing Garage – North Elevation

Photo E 800 Indiana Street Existing Garage – North Elevation



West Elevation 4
1/8" = 1'-0"

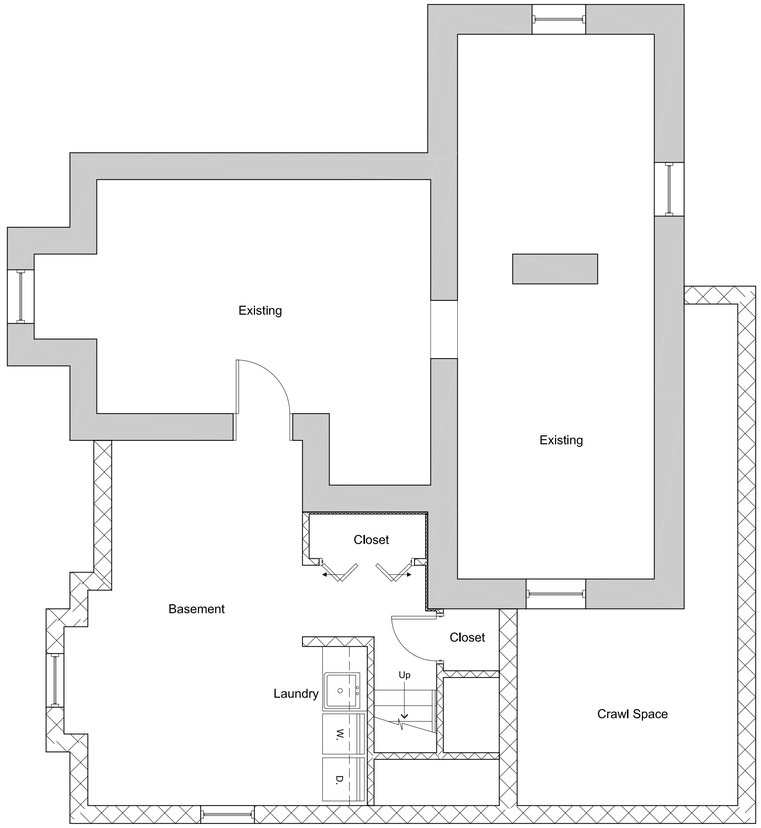
South Elevation 3
1/8" = 1'-0"



North Elevation 2
1/8" = 1'-0"

East Elevation 1
1/8" = 1'-0"

Photo F 800 Indiana Existing Garage – Exterior Elevations



Proposed Basement Plan 2

1/4" = 1'-0"

0 4' 8'

Proposed First Floor Plan 1

1/4" = 1'-0"

0 4' 8'

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

DOCUMENT SET

Progress Set - Review

Date of Publication: 06.10.2016

SHEET REPRINTS WITH REVISIONS

No.	Date	Comment:

REGISTRATION

Review Documents

These Construction Documents are published for the purposes of Review, Coordination and Pricing only;

NOT FOR CONSTRUCTION

Sealed By: John C. Patterson
Discipline: Architecture
License: 1982

Craig Patterson, Sole Proprietor, d/b/a:

CP&Associates
Architects & Planners

Architecture
Planning
Urban Design
Interior Design
Historic Preservation
Cultural Resource Planning
Facilities Planning & Design

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www.cp-assoc.com

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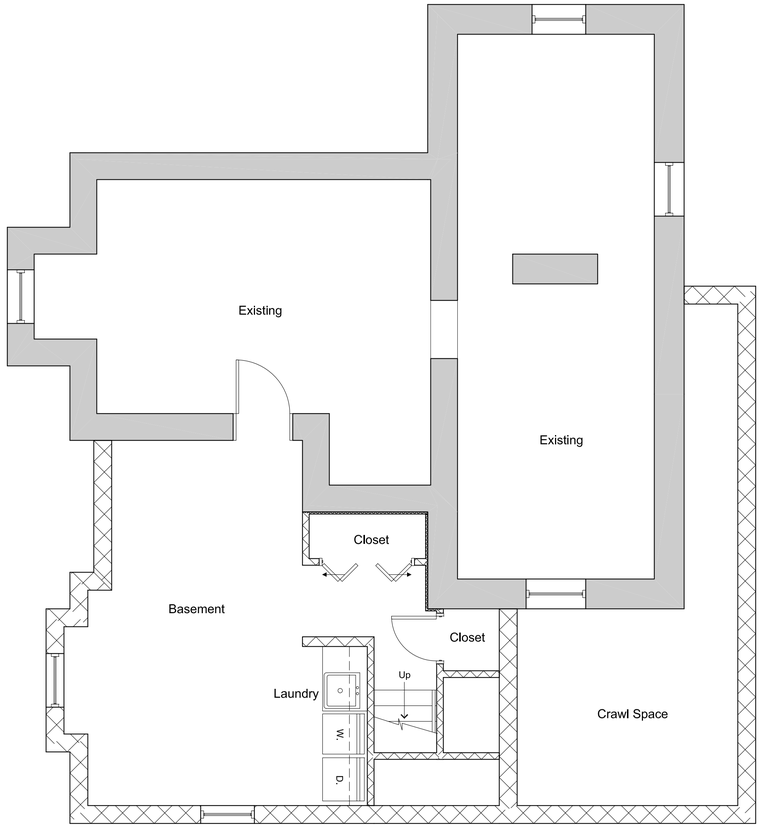
SHEET TITLE

Basement Plan/
First Floor Plan

SHEET NUMBER

A-101



Proposed Basement Plan 2

1/4" = 1'-0"

0 4' 8'

Proposed First Floor Plan 1

1/4" = 1'-0"

0 4' 8'

Olson Residence

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Basement Plan/
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SHEET NUMBER

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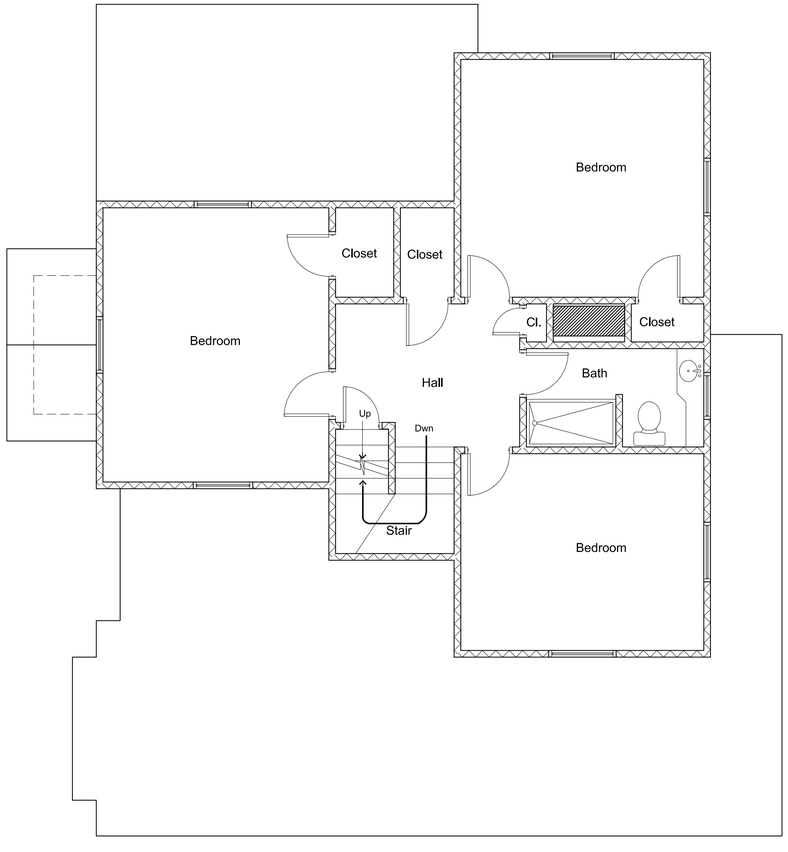
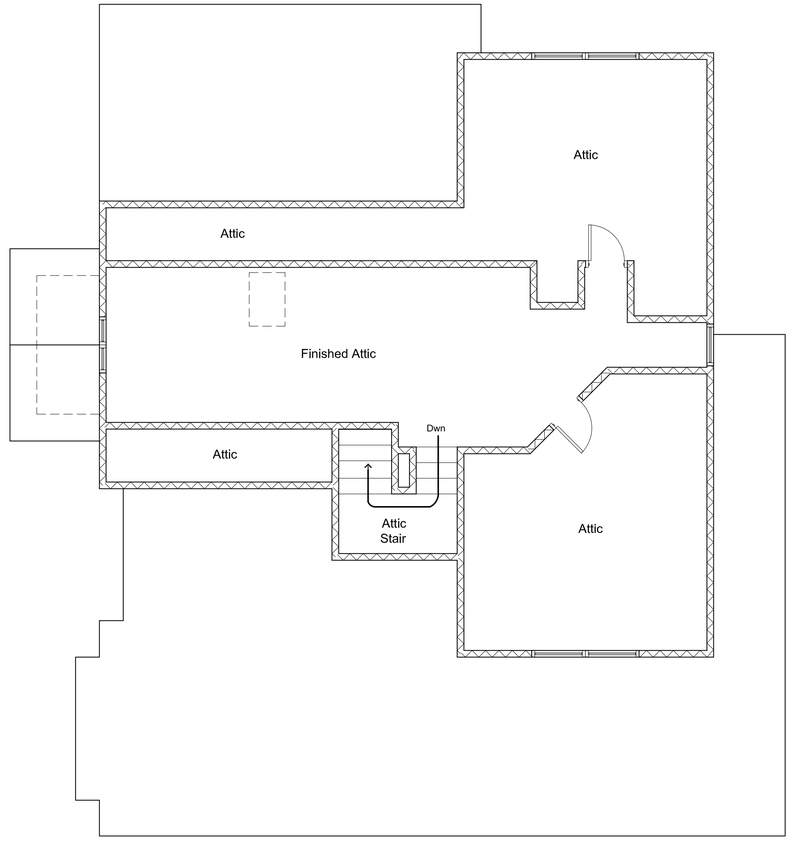


Proposed Second Plan 2

1/4" = 1'-0"

0 4' 8'



Proposed Attic Plan 1

1/4" = 1'-0"

0 4' 8'

N

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

DOCUMENT SET

Progress Set - Review

Date of Publication: 06.10.2016

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No.	Date	Comment:

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SHEET TITLE

Second Floor Plan/ Attic Plan

SHEET NUMBER

A-102

Construction Notes

Division 02 Existing Conditions

201 Existing wood frame single car garage with slab on grade wall bearing
202 Existing gravel driveway to be removed
203 Existing historic herringbone brick sidewalk paving
204 Existing brick masonry porch pillars and stair walls
205 Existing native stone foundation walls
206 Existing porch columns, trim and lattice panels, paint finish
207 Existing brick chimney
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210 Existing composition shingle roofing
211 Existing glazed skylight unit
212 Existing vertical and horizontal wood trim paint finish
213 Existing wood double hung windows paint finish
214 Existing wood bi-parting wood doors paint finish
215 Existing wood doors paint finish
216 Existing street tree

Division 03 Concrete

301 Concrete footings and foundation walls
302 Concrete driveway paving
303 Concrete patio/sidewalk paving

Division 04 Masonry

401 Native stone veneer similar to existing native stone foundation walls [native stone fillets]

Division 05 Metals

501 Low slope metal roofing

Division 06 Wood Plastics & Composites

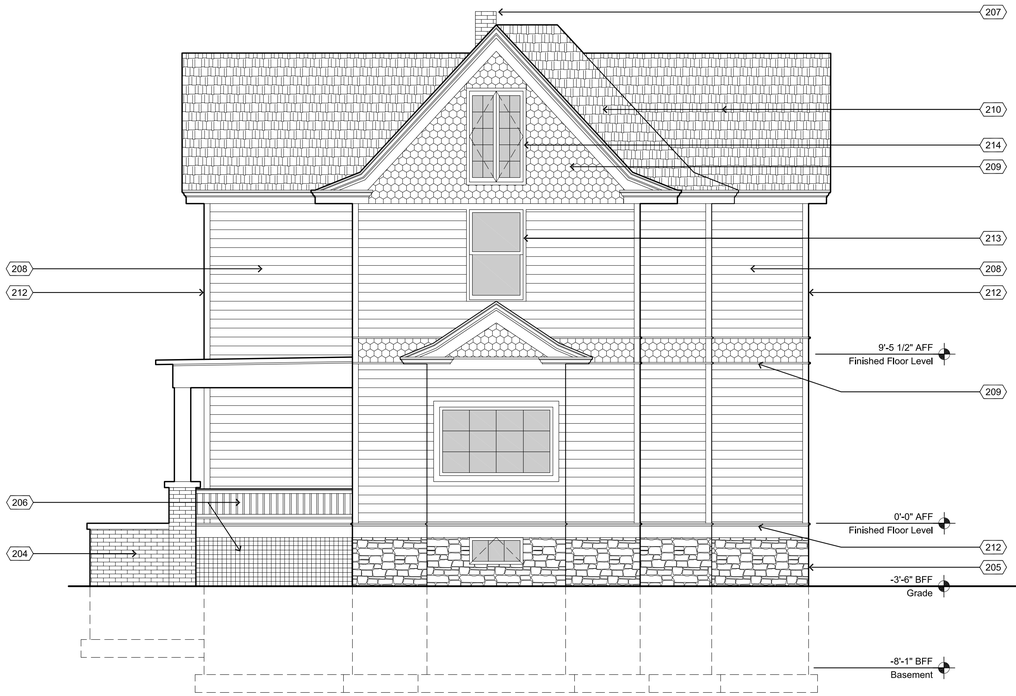
601 Wood lapboard siding similar to existing adjacent conditions paint finish
602 Wood trim similar to existing adjacent conditions, paint finish

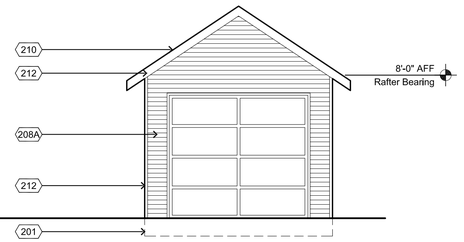
Division 07 Thermal & Moisture Protection

701 Composition shingle roofing similar to existing conditions

Division 08 Openings

801 Recovered and reused double-hung window from south wall of Living room relocated and installed in west wall opening, paint finish
802 New clad wood window/door units with thermo-pane panel glazing, paint finish
803 Power operated four-panel insulated overhead door with multiple window openings across top panel, paint finish





0 4' 8'

Existing West Elevation 1
1/4" = 1'-0"

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

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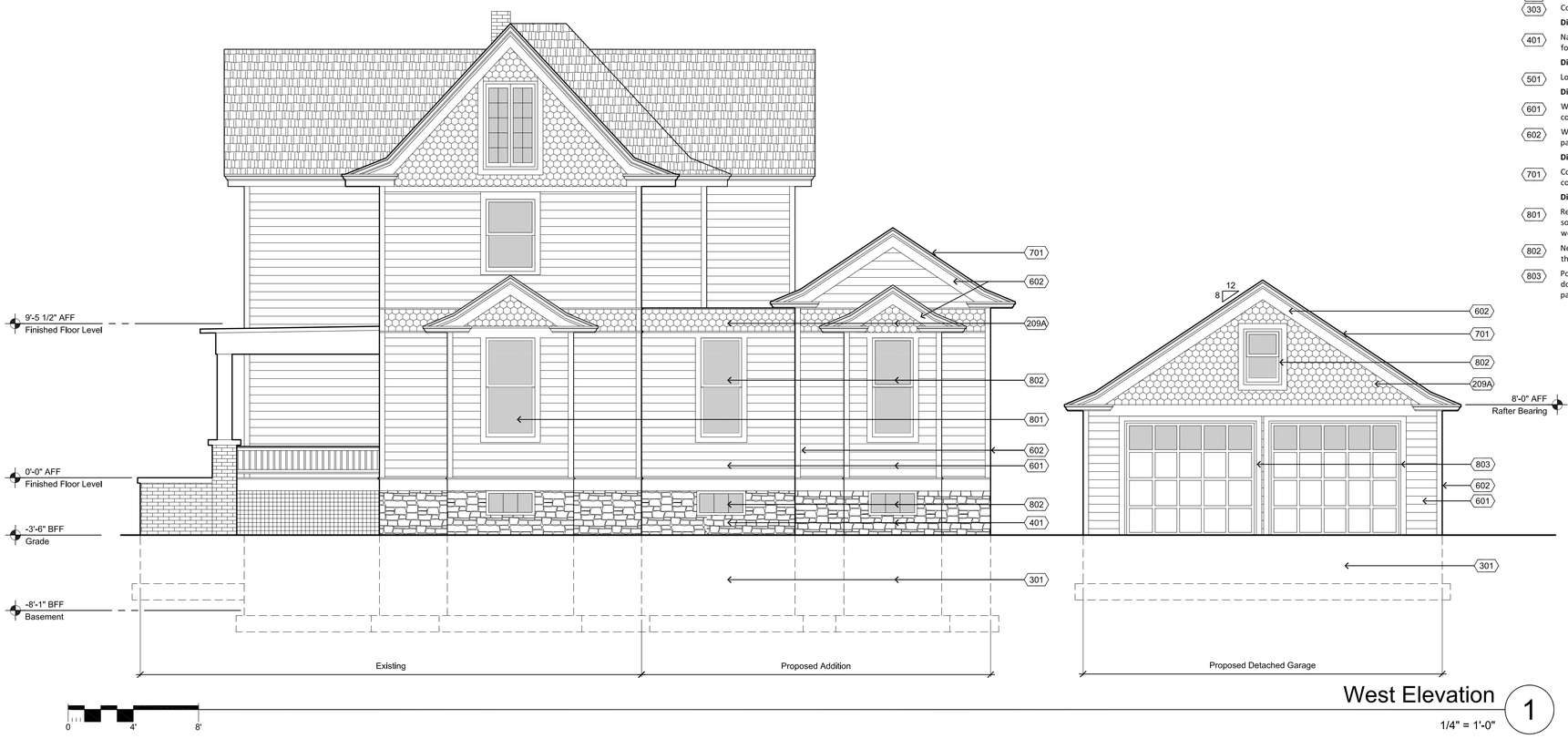
Existing Elevation

SHEET NUMBER

A-201.1



West Elevation

1/4" = 1'-0"

1

Construction Notes

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Division 05 Metals

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Division 07 Thermal & Moisture Protection

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Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

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SHEET TITLE

Proposed Elevation

SHEET NUMBER

A-201.2

Construction Notes

Division 02 Existing Conditions

201 Existing wood frame single car garage with slab on grade wall bearing

202 Existing gravel driveway to be removed

203 Existing historic herringbone brick sidewalk paving

204 Existing brick masonry porch pillars and stair walls

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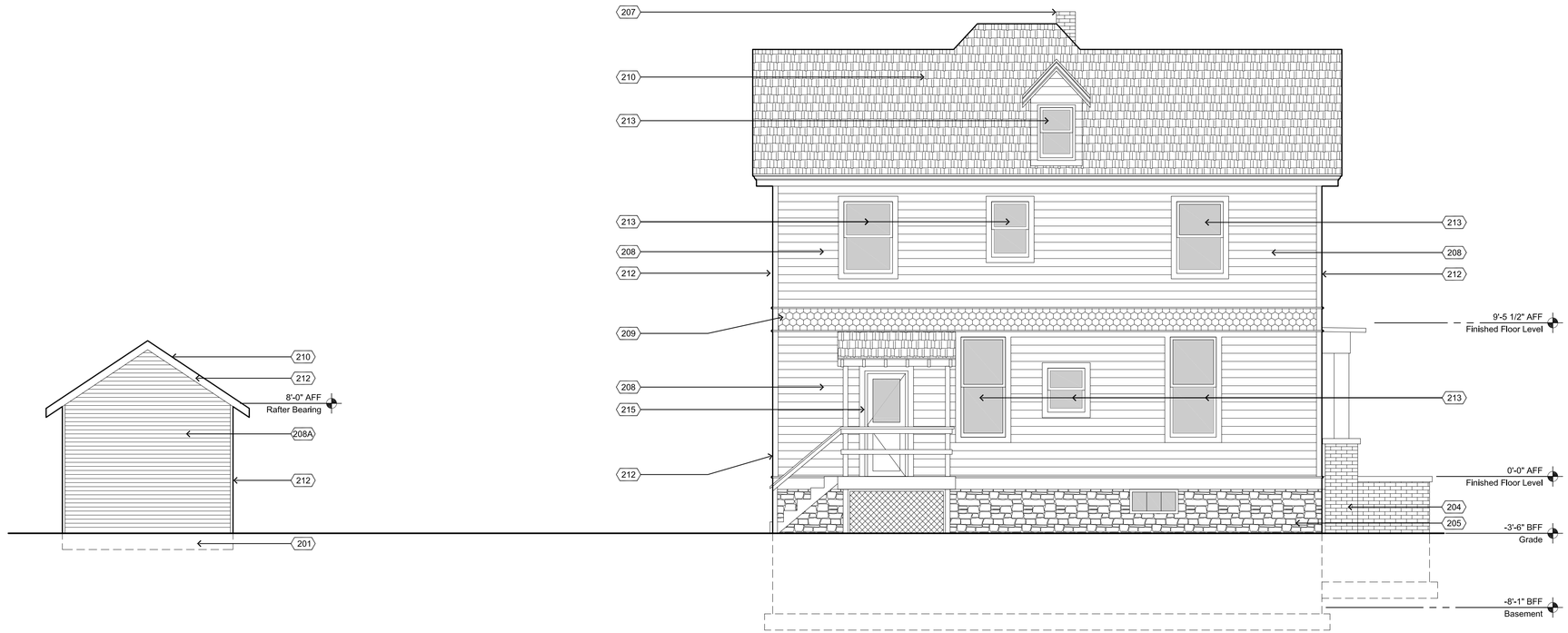

Existing East Elevation

1/4" = 1'-0"

1

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

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SHEET TITLE

Existing Elevation

SHEET NUMBER

A-202.1

Construction Notes

Division 02 Existing Conditions

201 Existing wood frame single car garage with slab on grade wall bearing

202 Existing gravel driveway to be removed

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Division 05 Metals

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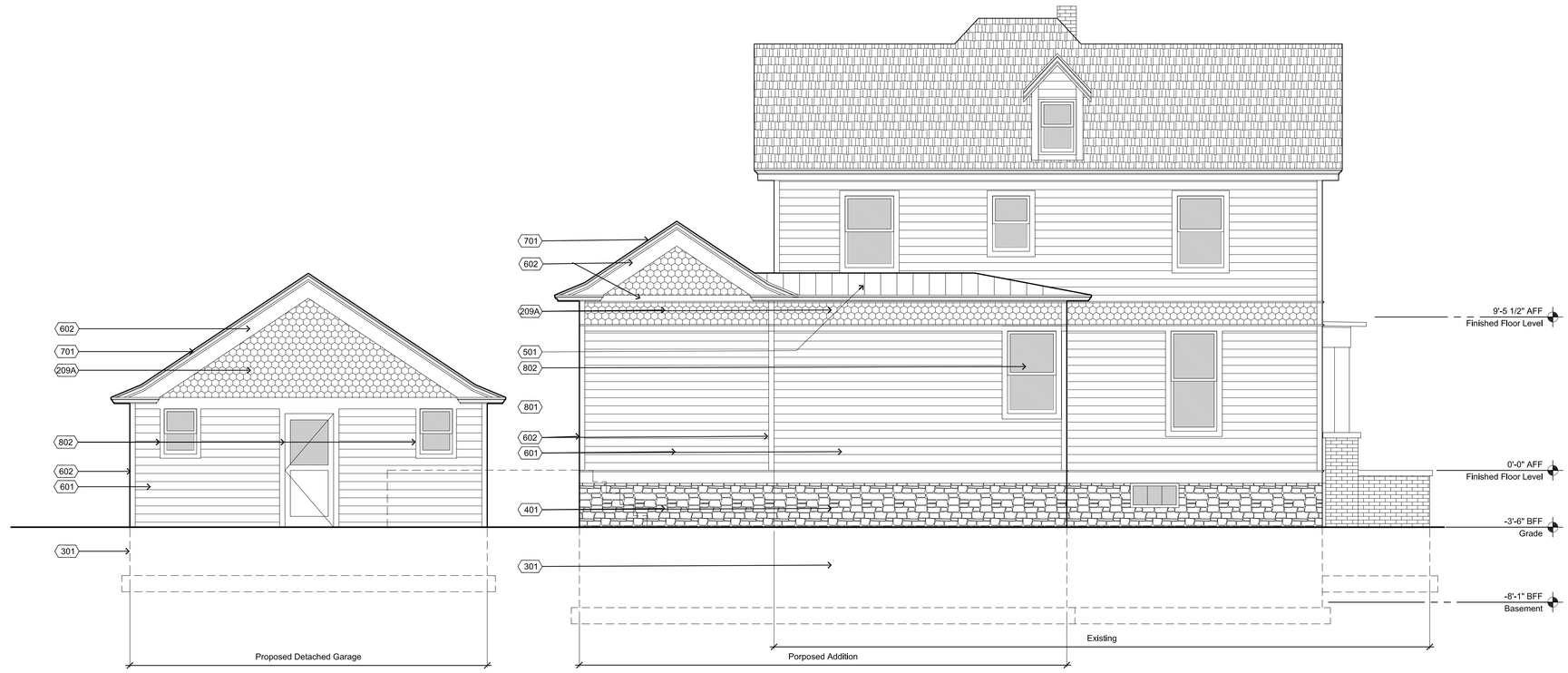

East Elevation 1

1/4" = 1'-0"

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

DOCUMENT SET

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SHEET TITLE

Proposed Elevation

SHEET NUMBER

A-202.2

Existing South Garage Elevation 4

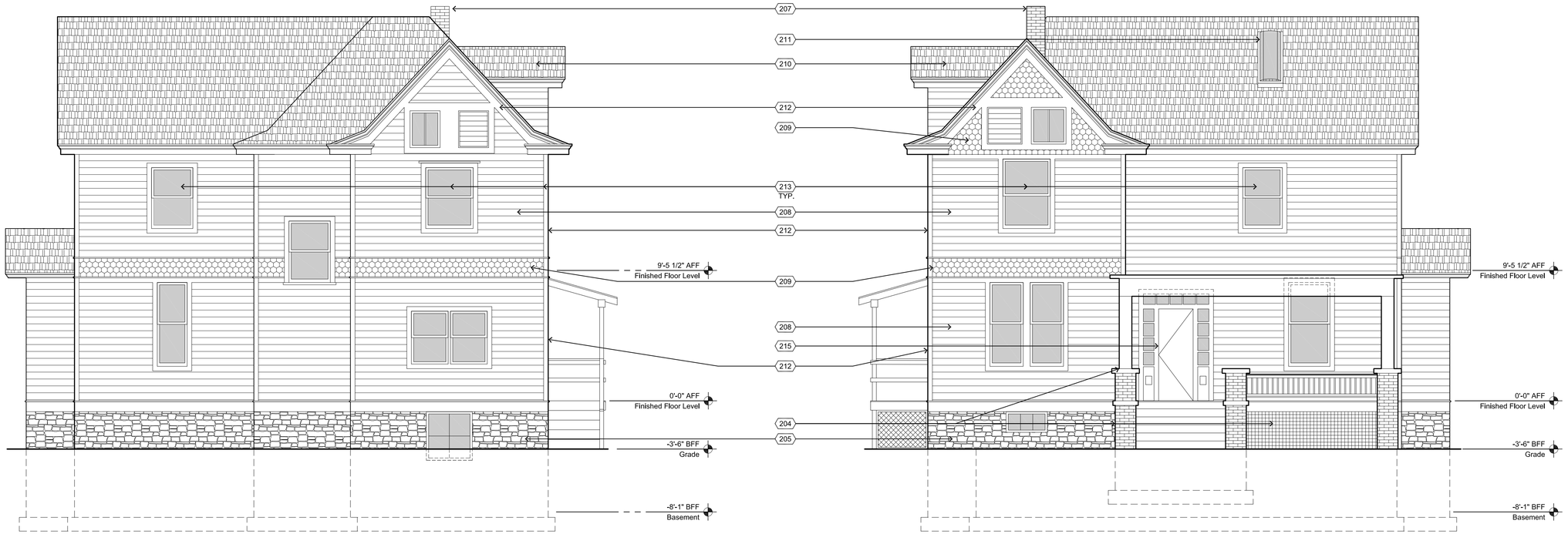
0 4' 8'

1/4" = 1'-0"

Existing North Garage Elevation 3

0 4' 8'

1/4" = 1'-0"



Existing South Elevation 2

0 4' 8'

1/4" = 1'-0"

Existing North Elevation 1

0 4' 8'

1/4" = 1'-0"

Construction Notes

Division 02 Existing Conditions

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Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

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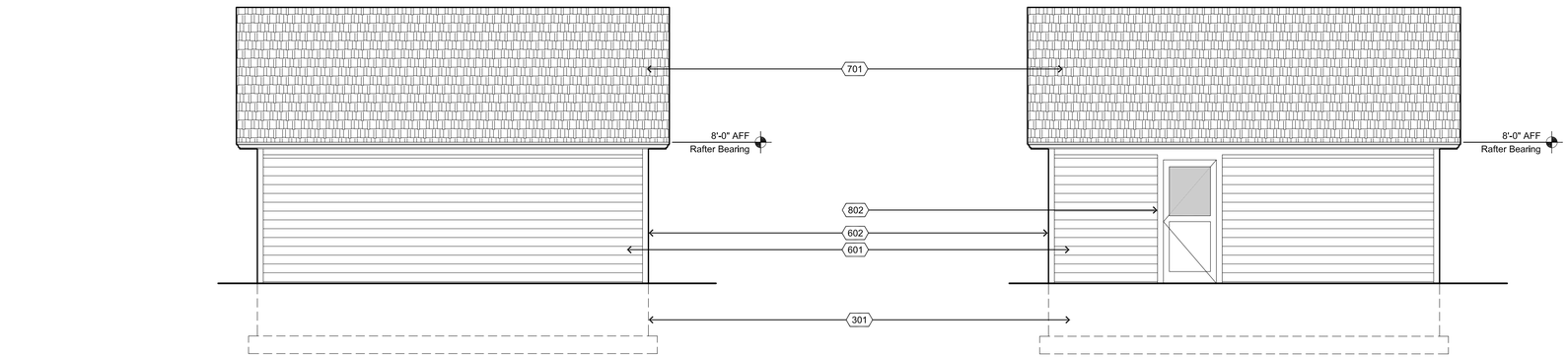
Existing Elevations

SHEET NUMBER

A-203.1

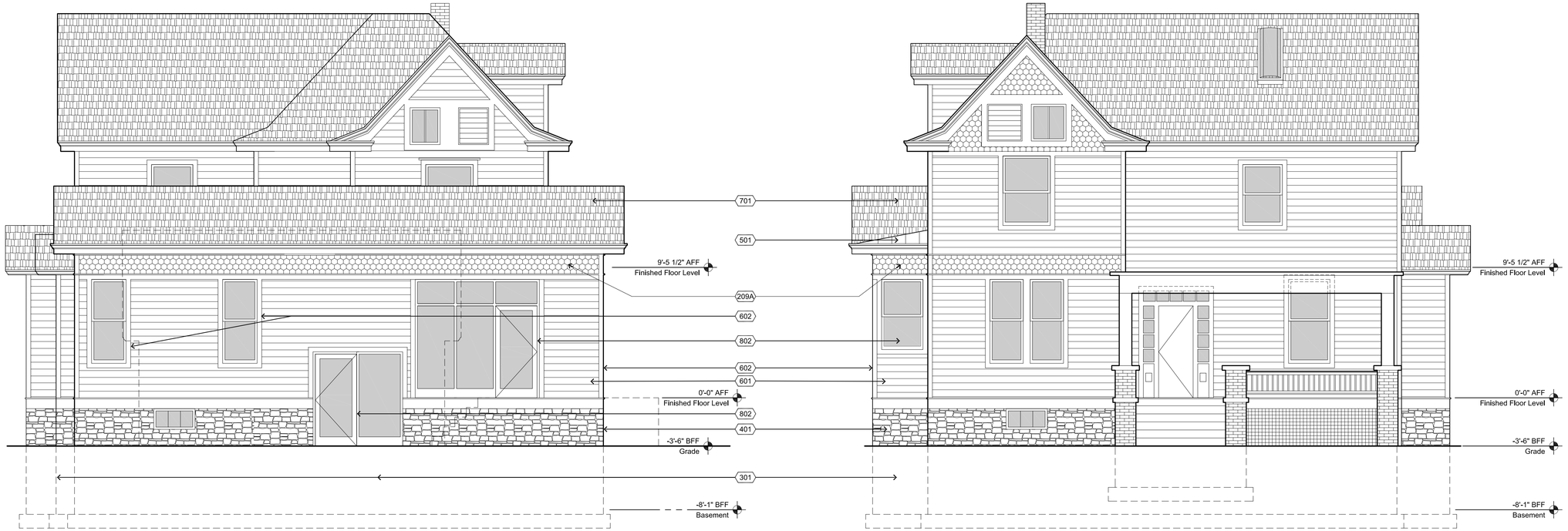


South Garage Elevation 4
1/4" = 1'-0"

0 4' 8'

North Garage Elevation 3
1/4" = 1'-0"

0 4' 8'



South Elevation 1
1/4" = 1'-0"

0 4' 8'

North Elevation 1
1/4" = 1'-0"

0 4' 8'

Construction Notes

Division 02 Existing Conditions

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Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
Client: Donna/Rodney Olson
Location: Lawrence, KS 66044

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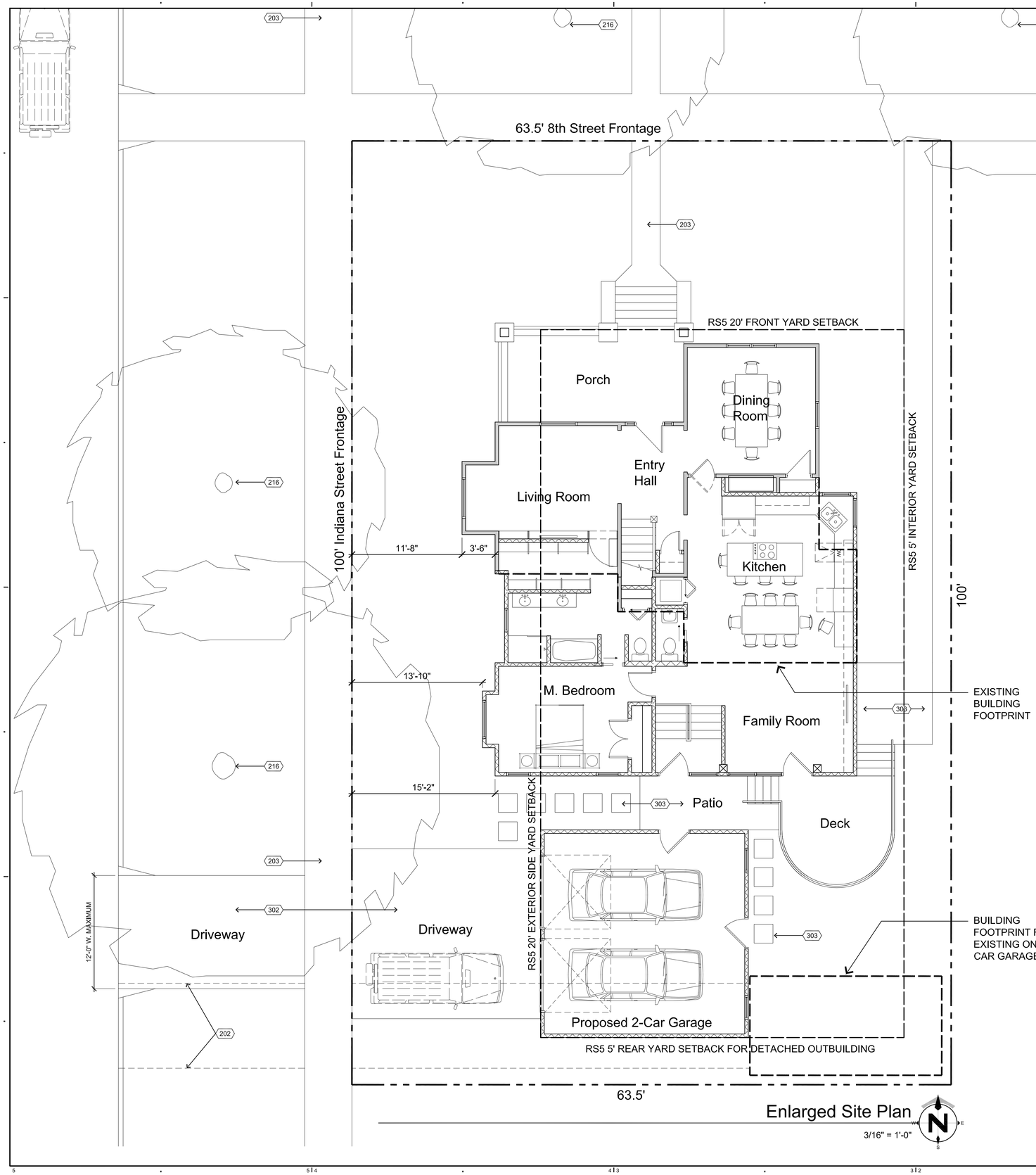
SHEET TITLE

Proposed Elevations

SHEET NUMBER

A-203.2



Enlarged Site Plan

3/16" = 1'-0"

800 Indiana Street

Property Improvements	Existing	Proposed
Footprint - Residence	909	909
Footprint - Residence Addition	0	643
Subtotal - Residence	909	1552
Footprint - Detach Garage	200	486
Footprint - Residence/Detached Garage	1109	2038
Site		
Total Site Area [63.5' x 100.0']	6350	6350
Total Site Coverage [Percentage]	17%	32%

800 Indiana Street

June 10, 2016
Pictometry

1:250

DISCLAIMER: This is not a legal boundary. This image is for use only for reference purposes only, and can affect size and measurements.

Olson Residence

800 Indiana Street
Lawrence, Kansas 66044

PROJECT INFORMATION

Project No.: 16070.000
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Location: Lawrence, KS 66044

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SHEET TITLE

Enlarged Site Plan

SHEET NUMBER

AL-111

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Birds Eye Looking Northwest

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

CP&Associates
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5004 Brighton Avenue, Suite D
Kansas City, Missouri 64130

Birds Eye Looking Northeast

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

CP&Associates
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Kansas City, Missouri 64130

8th Street Looking Southwest

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

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Architects & Planners
5004 Brighton Avenue, Suite D
Kansas City, Missouri 64130

8th Street & Indiana Looking Southeast

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

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Kansas City, Missouri 64130

Indiana Street Looking East

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

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Indiana Street Looking Northeast

Olson Residence
Addition & Remodel
800 Indiana Street
Lawrence, Kansas

July 11, 2016

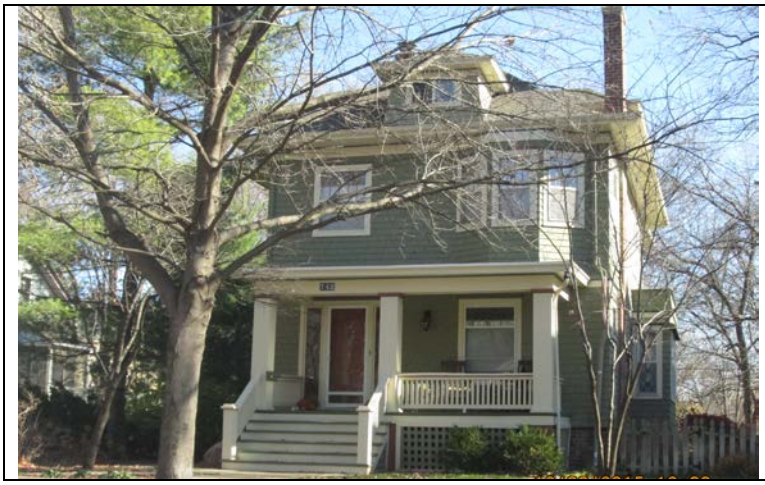
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 11: DR-16-00240
STAFF REPORT

A. SUMMARY

DR-16-00240 742 Indiana Street; Interior Remodel and Garage Addition; State Law Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. Submitted by Sabatini Architects for Rockchalk K-Tex Investments LP, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to construct an addition to the accessory structure located at 742 Indiana Street. Interior alterations to the primary structure are also part of this project.



The proposed addition to the accessory/ garage structure will be on the western elevation of the existing structure. The existing garage is a wood frame structure 20' 5" from north to south and 10' 4" from east to west. The addition will increase the structure to 20' 5" X 25' 4". The addition will be wood frame sheathed with wood lap siding and will have a new garage door to allow for the increase in size for a two car garage. Wood trim, metal clad wood windows, and a wood framed roof with asphalt shingles are also proposed for the structure.

The driveway to the garage will be expanded to reflect the two car garage arrangement.

Interior alterations to allow for a modification for bathrooms and to create a basement entertainment center are also part of this project.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

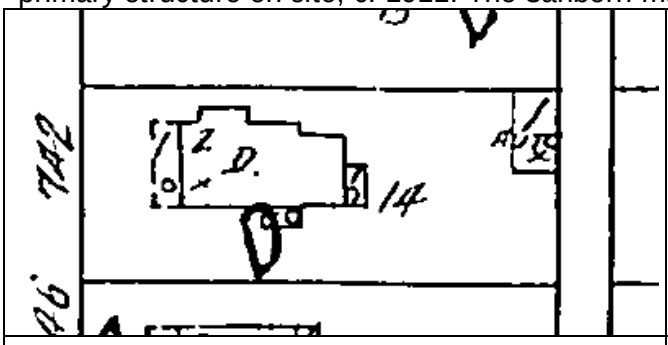
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

D. STAFF ANALYSIS

History

The applicant has provided excellent historic background for this property in the application. As noted by the applicant, it is likely the garage dates to the time of the construction of the primary structure on site, c. 1911. The Sanborn maps show the garage on the 1918 map.



1918

2016

Staff Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

The main structure located at 742 Indiana Street (1911) is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. When the Old West Lawrence Historic District was listed in the National Register in 1972, it did not include a list of contributing and non-contributing structures. The district was resurveyed in 1991, and the State Historic Preservation Office (SHPO) generated a list of contributing and non-contributing structures based on this survey to determine the eligibility of structures for the Kansas Historic Rehabilitation Tax Credit program. This list was never approved by the National Park Service as an official list of contributing and non-contributing structures, and accessory structures were not included in the SHPO list. Staff is of the opinion that the primary and garage structures are contributing to the Old West Lawrence Historic District.

Standards 1, 9 and 10 apply to this project.

The applicant has determined that it is important to rehabilitate and maintain the historic garage. To meet the modern needs of the owners for additional space, including a second car, an addition is proposed to the existing structure. The addition will maintain the north to south dimension of 20' 5" but will increase the east to west dimension to 25' 4". The original structure is 10' 4" from east to west. The square footage of the footprint with the addition to the garage will be 518 sf. The garage addition will also increase the height of the structure to 21' 7".

The proposed addition will be compatible with the primary structure in size, scale, massing, materials, and location. The location of the proposed addition to the garage is appropriate in placement for the garage and the district. The materials for the addition are compatible for the garage and the district.

Standard 1 states that a property should be used for its intended purpose or for a new use that requires minimal change to the defining characteristics of the building, its site, and environment. The proposed addition does not alter the historic use of the garage. It will, however, require more than a minimal change to the garage structure. While the garage contributes to the district in design, materials, and location, the addition will alter the size of the structure. It is difficult to address this standard for an accessory structure as typically the only character defining features of an accessory structure are the structure and its placement. Essentially, this proposed addition is a new structure that will incorporate a portion of the existing structure. If the project is reviewed as a new structure, the use to the overall property is not harmed and the new structure will maintain the spacial relationships that are character-defining for the property.

The proposed garage is within the size, scale and massing of historic accessory structures in the district as well as within the range of new accessory structures approved by the HRC. The proposed second level usable space is also typical of the recent new accessory structures approved by the HRC.

Staff is of the opinion that the project meets the Secretary of the Interior's Standards if this project is reviewed as a new structure that is sympathetic to the historic garage by integrating the historic structure into the new structure. The new structure is appropriate in its subordinate nature to the primary structure and in its placement on the lot.

Interior alterations are also proposed as part of this project. As proposed, the modifications appear to meet the standards.

Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Additional Recommendation

Staff also recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number
DR-_____
Date Received_____
Type_____
_____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 742 Indiana St. Lawrence, KS 66044

Legal Description (*may be attached*) LANE'S FIRST ADD BLK 6 LT 14

OWNER INFORMATION

Name(s) ROCKCHALK K-TEX INVESTMENTS LP, seller (Jamie and Cole Ritchie purchaser)

Contact Mitch Chaney

Address 218 QUINLAN ST PMB 503 KERRVILLE, TX, 78028w

City Lawrence State KS ZIP 66044

Phone (956) 371-2193 Fax (___) _____

E-mail mc.chaney@rcclaw.com Mobile/Pager (956) 371-2193

APPLICANT/AGENT INFORMATION

Contact Dan Sabatini

Company Sabatini Architects Inc.

Address 730 New Hampshire St., Suite 233

City Lawrence State KS ZIP 66044

Phone (785) 331-3399 Fax (785) 331-0846

E-mail dsabatini@sabatiniarchitect.com Mobile/Pager (785) 550-6564

Existing Zoning	Existing Land Use	Proposed Land Use	
RS5	Residential	Residential	
Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
5,850 SF	$409,400	1,437 SF	4,413 SF
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage
2 (house + garage)	$60,000	1,662 SF	572 SF
Are you also submitting any of the following applications?			
☐ Building Permit	☐ Site Plan	☐ Special Use Permit	☐Zoning Change
☐ Variance	☒ Other (specify) HRC Review		

Property Address: 742 Indiana St. Lawrence, KS 66044

Detailed Description of Proposed Project: (Attach additional sheets if necessary)

The Existing House and Garage:
The existing two-story house is a good example of a early 20th century craftsman style located in the Old West Lawrence Historic District. In the OWL Historic District MPS Inventory the structure is documented built in 1911 and is a contributing structure to the district. The house exterior is wood shingle with a cross hip roof with asphalt shingles. The existing garage is a simple wood framed, 20'-5 x 10'-4", structure with garage door located on the south end. The wood framed roof form differs from the main house with a high pitched hip on the west and east, dutch gable on the south and a gabled north wall. The structure is supported on a exposed concrete stem wall on the except on the south. The garage has a concrete floor believed to be of the same time period as the house. The garage door is modern sectional overhead door.

Proposed Garage Addition:
The proposed garage is 20'-5" x 25'-4" when completed (518 S.F.). The desire to retain the original exterior and design an addition in the same style with a slight modification to the north roof line consistent with the house hip. Using a hip roof is intended to match the house and visually minimize the garage height. The construction details of the addition will match the existing garage. Similar materials are proposed for the addition including:
- Wood framed asphalt hip roof with exposed soffit to match existing;
- Wood dutch ship lap siding (approx. 5" exposure);
- Replace existing garage door to a more historically correct style (painted);
- Wood corner, eave and trim around windows and doors to match existing;
- Double, insulated metal clad wood windows with a similar configuration as the existing.

House modifications:
Interior remodel for bathrooms and basement entertainment center - No exterior fenestration work is proposed.

Backyard Landscape Modifications:
In addition to the new garage, the propose landscape modifications to their backyard will be at grade possible replacement of a portion of the backyard North, East and South fences with a new wood and metal fence (6'-0" maximum height) to replace the existing wood fence. The drive will be concrete surrounded by a 24" high brick veneered concrete retaining wall to match the existing house foundation.

Reason for Request: (Attach additional sheets if necessary)

The owners desire to add on to the existing garage to provide space for two car garage.The owners feel to meet modern needs and to retain property's viability it is necessary to provide at least a two car garage. This also helps reduce the on-street parking needs. The owners are very concerned with retaining the historic character of the property and believe because of the design the structures location it will have minimal impact to the overall character of the district. The upper loft area will be accessible for storage and fitness activities.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Dan Sabatini

Company Sabatini Architects Inc.

Address 730 New Hampshire St., Suite 233

City Lawrence State KS ZIP 66044

Phone (785) 331-3399 Fax (785) 331-0846

E-mail dsabatini@sabatiniarchitect.com Mobile/Pager (785) 550-6564

REQUIRED ATTACHMENTS:

- ☐ **Photographs of existing structure and site**
- ☐ **Scaled or dimensioned site plan**
- ☐ **Scaled elevation drawings**
- ☐ **Scaled or dimensioned floor plans**
- ☐ **Materials list**
- ☐ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Rock Chalk K-Tex Investments, LP by Mitchell C. Cravey, manager of Rock Chalk K-Tex Management GP, LLC its General Partner Date 6/11/2016

Date

Date 6/13/2016

Note: If signing by agent submit Owner Authorization Form

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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P.O. Box 708
Lawrence, KS 66044

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Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE_____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

_____ _____
Owner Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires: _____
Notary Public

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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P.O. Box 708
Lawrence, KS 66044

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REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

- ☐ **Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.

- ☐ **Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.

- ☐ **Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.

- ☐ **Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.

- ☐ **Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.

- ☐ **Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

- ☐ **Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- ☐ **Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- ☐ **Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

WILLIAM ALEXANDER GRIFFITH

the ARTIST.....and ARCHITECT

FOOTHILLS.....1930 painted by W A Griffith
(on loan from David W. Holroyd)

ABOUT W. A. GRIFFITH and his family.....

W.A. Griffith was born in Lawrence, Kansas on August 19, 1866. He spent his apprentice years studying at the St. Louis School of Fine Arts and in Paris studying under Jules Lefebvre and Benjamin Constant at the Academie Julian in Paris. For 21 years he taught painting and drawing at the University of Kansas before moving to Laguna Beach, California in 1920. It was there that he made his reputation as one of the best *plein air* artists of the West and Southwest United States. *Plein Air* represented a style of French impressionist painting engaging mainly in representing effects of outdoor light and atmosphere.

Marrried to Ida Greeley Smith
William and Ida had 5 children:
Lucinda Griffith Burrows
Nelson Griffith
George Smith Griffith
Sarah Jane Griffith Stevens***Married to Richard (Dick) Stevens and lived at 1123 Louisiana which is now the site of Carson Place Apartments.
Ida Smith Griffith Hawley

George and Ida are both still alive and live in California.
Sarah Jane Stevens and her husband Richard(Dick)Stevens, who was a well known attorney in Lawrence, are both deceased and buried at Oak Hill in the Stevens family plot.

The Griffith family lived at 1144 Indiana in 1907 and in 1911 lived at 1200 Louisiana, which is now a parking lot for KU Endowment and Adams Center employees. William Griffith designed the house which is now converted to house the Yellow Sub. The Yellow Sub is next to what was once known as the Rock Chalk Cafe at 12th and Oread.

Jane and Dick Stevens lived at 1123 Louisiana and next door at 1121 Louisiana was the home of Dick Steven's parents, Professor William Chase and Ada Pugh Stevens. Professor Stevens taught Botany at the University of Kansas. 1121 Louisiana was torn

KATIE H. ARMITAGE, 505 OHIO ST. LAWRENCE, KS 66044
Tele. 785-841-3303 e-mail kharmitage@aol.com

Sept. 25, 2003

Richard Prum, Dyche Hall, Museum of Natural History
U. of Kansas

Dear Ric,

I hope some of the enclosed material may help you prepare your house for sale. Although Ken and I are sorry to have you leave KU, we are happy for the opportunity you have upcoming.

Best wishes,

Katie

Katie Armitage

WILLIAM ALEXANDER GRIFFITH

the ARTIST.....and ARCHITECT

down to accomodate the present Carson Place apartments.

At the south end of the 1100 block of Louisiana at 1145 Louisiana was the home of W.A.Griffith's in-laws. His wife Ida was the daughter of Charles Stewart Smith and Sarah Jane McCracken Smith.

Charles Stewart and Sarah Jane McCracken Smith who lived at 1145 Louisiana had 5 daughters.

Ida who was W.A. Griffith's wife.
Louise Tunnicliff Sarah Farrell
Zillah Merriam Wilcox
Lucinda Smith Buchan
Charline Smith Fitzpatrick

It should be noted that Sally Postma, longtime resident of Lawrence and wife of attorney Jim Postma is the daughter of Charline Smith Fitzpatrick and Russell Michael Fitzpatrick.Sally still lives in Lawrence as does her daughter Rosalea Postma Carttar and her husband Peter Carttar along with their three children.

As you can see, the 1100 and 1200 blocks of Lousiana had quite a family connection for the Griffiths, Smiths, and Stevens.

Another important historical note is that Edward(Ed) Tanner, architect for Danforth Chapel on the KU Campus, and after graduating from KU was a prominent architect for J.C. Nichols in developing the Country Club Plaza.. Ed Tanner grew up in the 1100 block of Lousiana. Ed's mother Harriet Pugh Tanner was a sister to Dick Steven's mother Ada Pugh Stevens.

Ed Tanner married Katherine Keizer and they had two children Edward(Ned) and Molly. Molly and her husband Charles (Cub) Baer live in Lawrence on Westwood Drive directly across from two houses designed by Ed Tanner.

A little known fact about the Oread neighborhood is that 1224 Louisiana was designed by Ed Tanner as a student project. His mother was the financier for the building of the house at 1224 Louisiana and it was designed for Frank and Eleanor Dains. Professor Dains was in the Chemistry Department as was Professor E. H.S. Bailey who built the house at 1101 Ohio, designed by William A. Griffith.
1224 Louisiana after the Dains deaths was deeded to the KU Endowment Association, then sold to J.A.(Tony) and Muriel Burzle.Professor Burzle was the Chairman of the German Department at KU. David Holroyd is now the owner of 1224 Lousiana and has lived there since 1972 and is the 3rd owner of the house since it was built in 1916.
1101 Ohio, the original home of E. H. S. Bailey built in 1906, is now the home of Kyle and Janet Gerstner.

WILLIAM ALEXANDER GRIFFITH

the ARTIST.....and ARCHITECT

One can only imagine what it must have been like at the top of the Oread neighborhood on Louisiana Street and Ohio Street with the Baileys, Stevens, Griffiths, Smiths, Tanners, Pughs, Dains and later the Burzles not to mention the other university faculty who lived on Louisiana from 11th to 14th such as Sam Anderson, Kay Mix, Mr. and Mrs. Clayton Crozier, Paul and Helen Roofe (whose daughter , Nancy is married to James C. Dunn and both still live in Lawrence)....and we must not forget Juanita Strait, who is still at 1346 Louisiana anchoring the south end of Louisiana. For years, Wilma Miller was the stronghold at 1101 Louisiana until her death in l988 and 1101 is now a vacant lot owned by KU Endowment. The painting FOOTHILLS was a bequest from Wilma Miller to David Holroyd.

Just for fun.....am wondering if the entertaining on Lousiana and Ohio 50 years ago was done with kegs of beer or sterling silver???

My thanks to Carolyn Bailey Berneking, Sally Fitzpatrick Postma and Molly Baer for their time in helping me to compile this information.Carolyn Bailey Berneking is the grandaughter of Professor E.H.S. Bailey who served as head of the Chemistry Department for 50 years from 1883 to 1933.

A very special thanks to Kyle and Janet Gerstner for allowing the painting FOOTHILLS to be displayed in their home. It is only a few steps down the hill from it's original home at 1101 Louisiana.

David W. Holroyd

GRIFFITH TOUR

YELLOW SUB VICINITY

1144 Indiana	Prof. William A. Griffith	1903
1142 Indiana	Mrs. Margaret Murphy	1912
1144 Louisiana	Prof. Arvin S. Olin	1912
1140 Louisiana	Prof. Marshall A. Barber	1902
1101 Ohio	Prof. E.H.S. Bailey	1910
707-709 W. 12th	Mrs. Belle Wilmot	1917
711 W. 12th	Miss Edith Snow	1915
1200 Mississippi	Theodore Gardner	1912
706 W. 12th	Mrs. Jane Snow	1910

OTHER OREAD LOCATIONS

1001 Massachusetts	Masonic Temple Building	1910
117 W. Park	Dr. Albert Kennedy, D.D.S.	1906
1201 Tennessee	Prof. Edwin M. Hopkins	1905
1209 Tennessee	Prof. Frederick H. Billings	1912

OLD WEST LAWRENCE

620 Indiana	Miss Anna Monroe	1916
742 Indiana	Ross Brodhead	1910
728 Indiana	Dr. S.P. Gillespie	1908

SOUTH OF CAMPUS

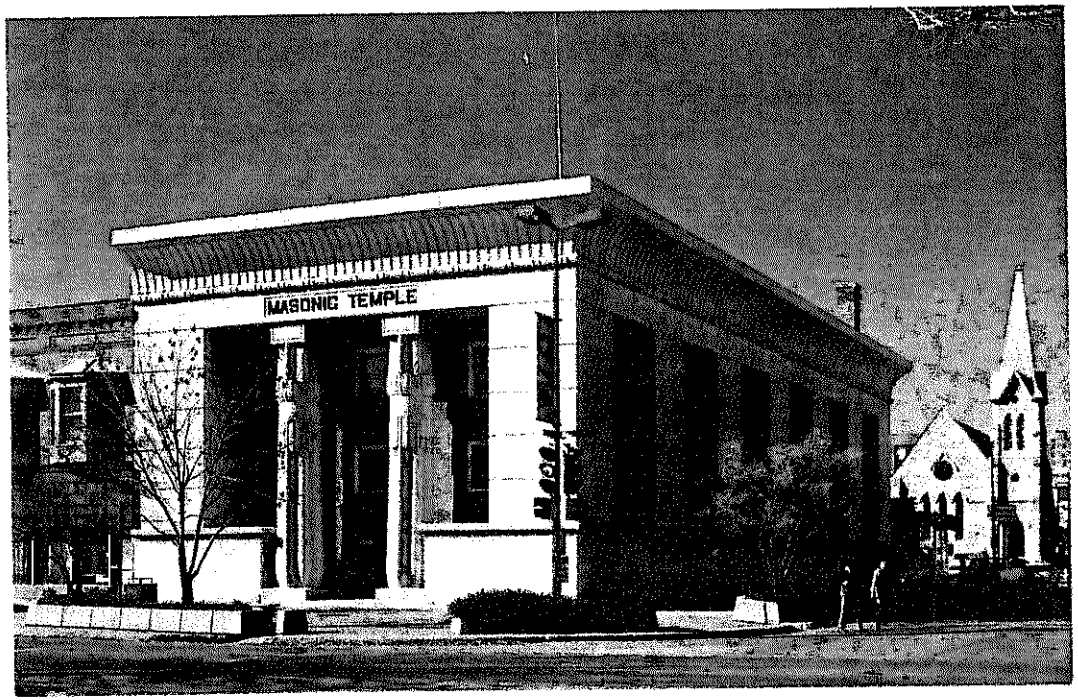
1603 Louisiana	Prof. Edwin W. Murray	1910
1612 Louisiana	Prof. Fred Kester	1912
1625 Louisiana	Prof. Homer Josselyn	1912
1616 Indiana	E. Ambrose White	1916

WEST OF CAMPUS

1505 Crescent	Prof. George G. Hood	1910
1602 Crescent	Prof. George C. Shaad	1912

1140 LOUISIANA (1908)

KENNEDY 117 PARK STREET



Masonic Hall, Lawrence, Kansas.

Dear Brother:

The Grand Master M. W. Brother Marion K. Brundage, assisted by the Officers of The Grand Lodge of Kansas and the Masons of Douglas and adjoining Counties will lay the Corner Stone of the new

Masonic Temple

with full Masonic Ceremonies on Tuesday, August 23, 1910, at 4:30 p. m.

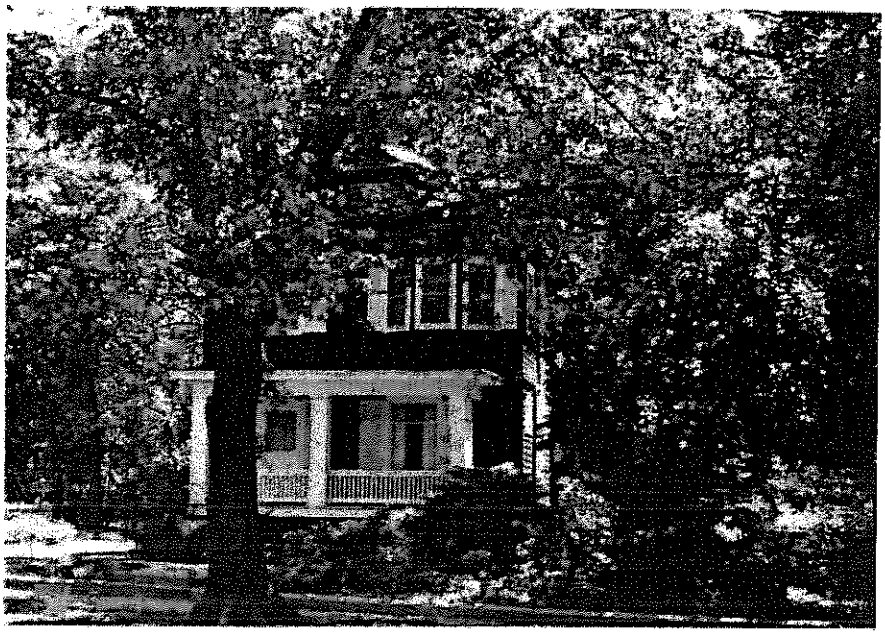
De Molay Commandry No. 4, K. C. will act as escort to the Grand Master.

Please be present and assist us in making this occasion one long to be remembered in the Annals of Kansas Masonry.

Fraternally,

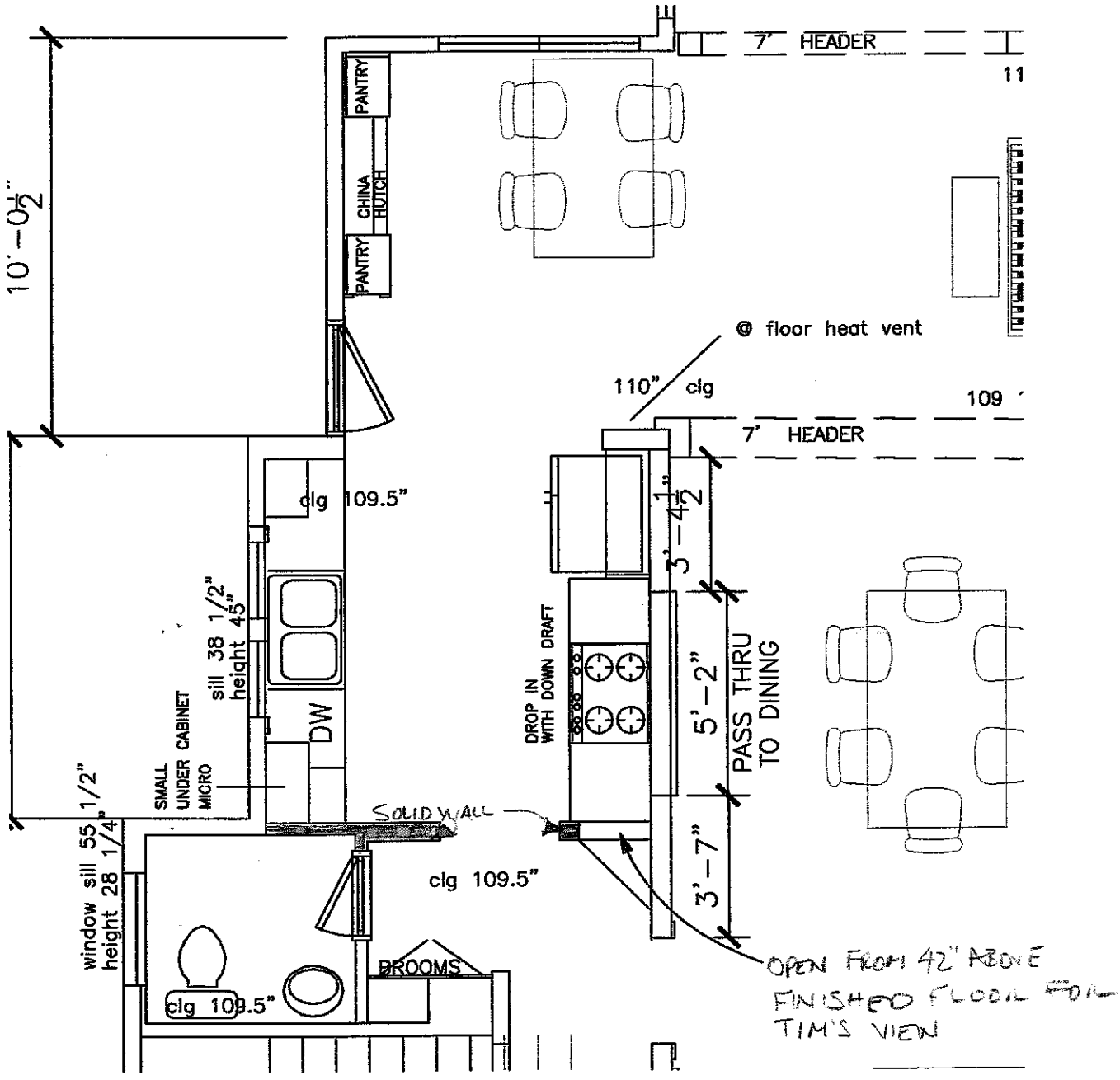
Fred W. Hein,
Chairman Com. on Arrangements.

Harry D. Sparks,
Secretary.



JACKIE & TIM -

THIS WOULD CREATE A SEPERATION BETWEEN BATH & KITCHEN SO YOU WON'T FEEL LIKE YOU ARE WALKING THROUGH THE KITCHEN TO THE POWDER BATH. WHAT DO YOU THINK?



045-3010-0050

Historic Preservation Department
Kansas State Historical Society
120 West 10th Street
Topeka, KS 66612-1291

KANSAS HISTORIC RESOURCES INVENTORY

1a. Property name, historic (050)
Ross P. Brodhead Residence
b. Property name, common
N/A

13. KSHS Inventory Code (054)
045-3010-0050

14. County (064)
Douglas

15. Survey sequence no.
OWL206

2. Property address/descriptive location (062)
742 Indiana Street
Lawrence, Kansas 66044

16. Accessibility
☐ open to public
☒ accessible by permission only
☐ inaccessible

17. Visibility from public road or street
☒ good
☐ poor
☐ not visible

3. Legal description (070)
Lane's First Add Blk 6 Lt 14

18. Condition (084)
☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ no visible remains
☐ incorporated into later structure

4. Original use
Residence

5. Present use (208)
Residence

19. USGS quadrangle map if required (see instructions)

6. Other uses
N/A

7. Original owner or occupant
Ross B. Brodhead

20. UTM reference if required (see instructions)

8. Date of construction (301)
☐ estimated
☒ documented
c. 1911

9. Changes dates
☐ moved
☐ major alterations

21. Current owner's name and address (096, 097)
Mark G & Penny S. Kramer
742 Indiana
Lawrence, KS 66044

10. Architect (300)
William A. Griffith

11. Builder/contractor
J. T. Constant

22. Tenant's name, and address if different from property address (see instructions)

12. Identify any outbuildings and/or other structures associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historical interest.)

One story, hip-on-gable, shiplap joint siding covered garage located on NW corner of property. Garage entrance located in south end.

23. Principal material(s) (216)
Wood

24. Style and/or form type (210)
Prairie; square;
hip w/ cross hip

THIS SECTION FOR KSHS USE ONLY

25. Category (060)
Building

26. Functional type (202)
Residential House

27. Registration status and dates (078)
☐ NHL
☒ listed NR 2/23/72
☐ approved for NR
☐ federal DOE
☐ listed SR
☐ local landmark
☐ HABS/HAER

28. Is this property included in a historic district?
☒ yes
☐ no
☐ proposed
☐ NR district
☐ SR district
☐ local district

Name of district (080)
OH West Lawrence

☒ contributing ☐ noncontributing

Is this property potentially eligible for listing in the NR?
☒ yes ☐ no

6/88

29 Brief statement of the property s history

different dwelling was recorded on the 1905 Sanborn Map. Ross B. Brodhead was the owner of record when a significant increase in operty tax valuation occurred in 1911. The dwelling was designed William A. Griffith and constructed by J. T. Constant. R. B. Brodhead ffice, Room #1 Lawrence Nat'l Bank Bldg.) and his wife Mary E. were listed at this address in 1911, 1913/14, 1915, 1917, 1919, 1923, 25/26, 1927/28, and 1929/30. In 1929/30 R. B. Brodhead was listed as the Treasurer for Douglas Co. Bldg & Loan Association. In ldition, Burleigh and Elizabeth Brohead were also listed as occupants in 1929/30. The dwelling was recorded on the 1912 and 1927 Sanborn aps.

30. Brief description. If a thorough description has been prepared separately, disregard this section and check here

wo and a half story, hipped with cross hip, frame Prairie dwelling on brick foundation. A full width flat roof porch supported by wood piers ans facade. Porch entrance is located on north end. Shingles sheathe dwelling. A brick chimney pierces roof slope, a brick chimney runs south elevation. A hipped roof dormer projects from west elevation. A two story bay projects from north elevation. Two concrete steps ad from public sidewalk to five porch steps.

31 Additional remarks or continuation of other sections

32. Sources of information
Sanborn Maps, 1905, 1912, 1927
Lawrence city directories 1911-1929/30
1873 Atlas of DG Co.
Douglas County Tax Records
Paul Caviness Collection
Kansas Collection Rh MS 495:1.7

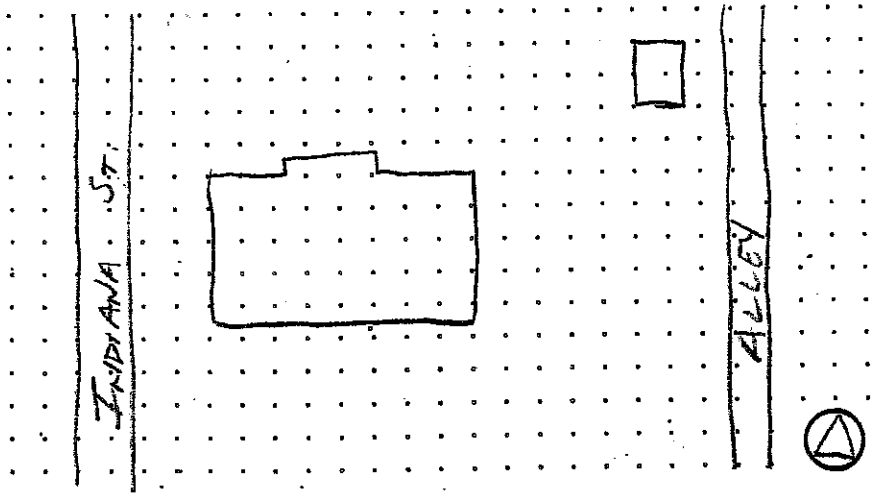
34. Photographer or photo source
Davie Benjamin

35 Photo roll and frame number(s)
roll 4, frame 15

36. Photo date
3/15/91

37. Inventory form completed by
(name and organization)
David Benjamin
Dennis Enslinger

33. Sketch of site plan. (Include north arrow. Show outline of building shape, locations of outbuildings, and locations of roads or streets.)



38. Survey project name
Old West Lawrence Resurvey

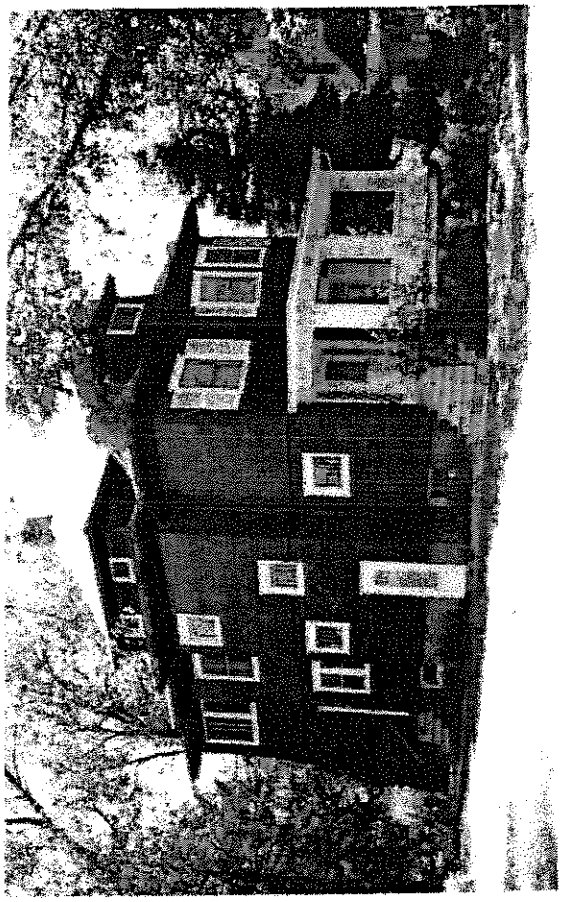
39. Date form compiled
7/31/91

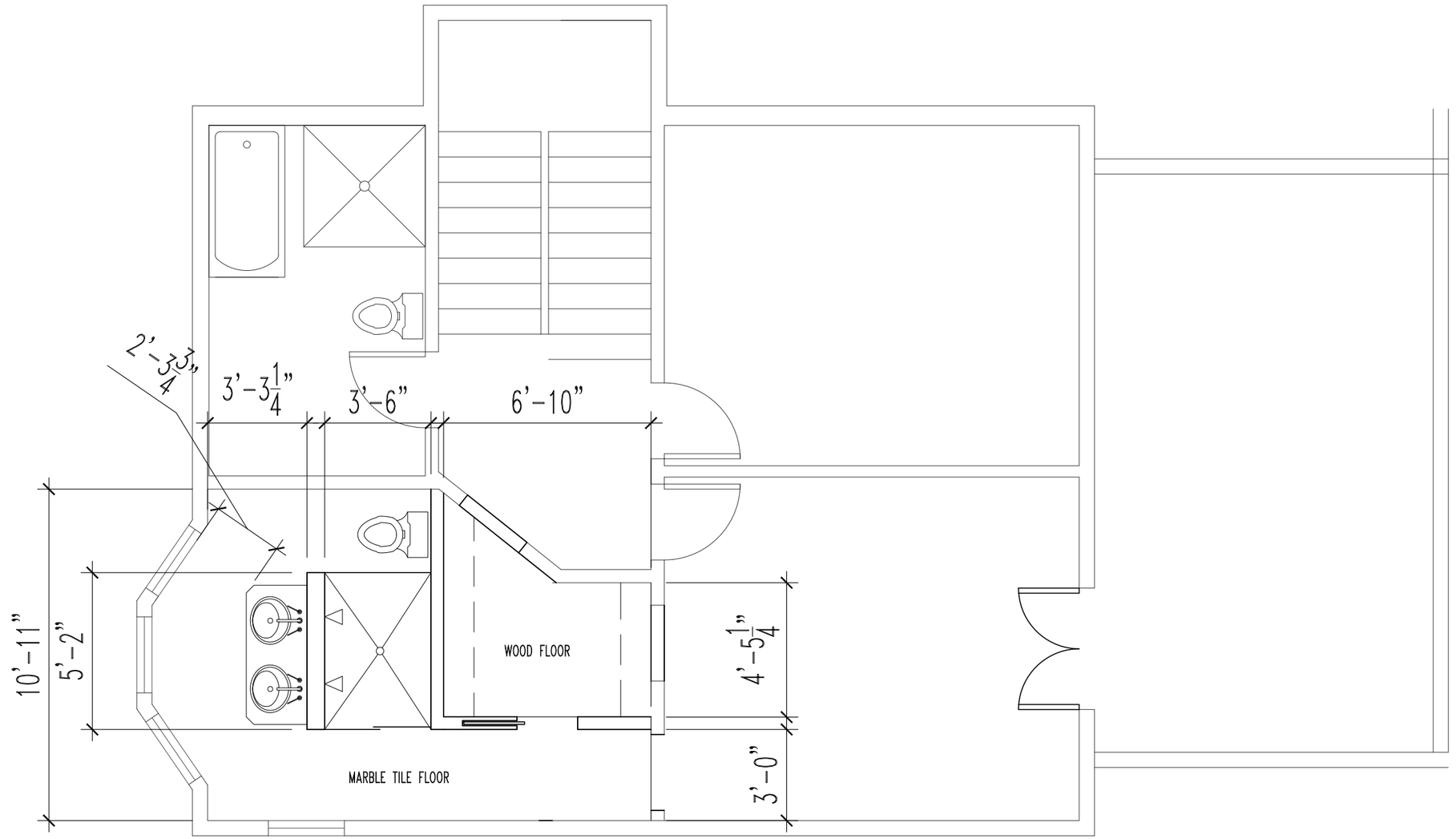
THIS SECTION FOR KSHS USE ONLY

40. Attached supplementary materials

41. Date logged. HPD
4/10/92

42. Logged by
SF





NORTH 1

Partial Second Floor Plan

Scale: 1/4"=1'-0"

SCHEMATIC SUBMITTAL DOCUMENTS

RITCHIE RESIDENCE
742 Indiana
Lawrence, Kansas 66046

Remodel and Garage Addition

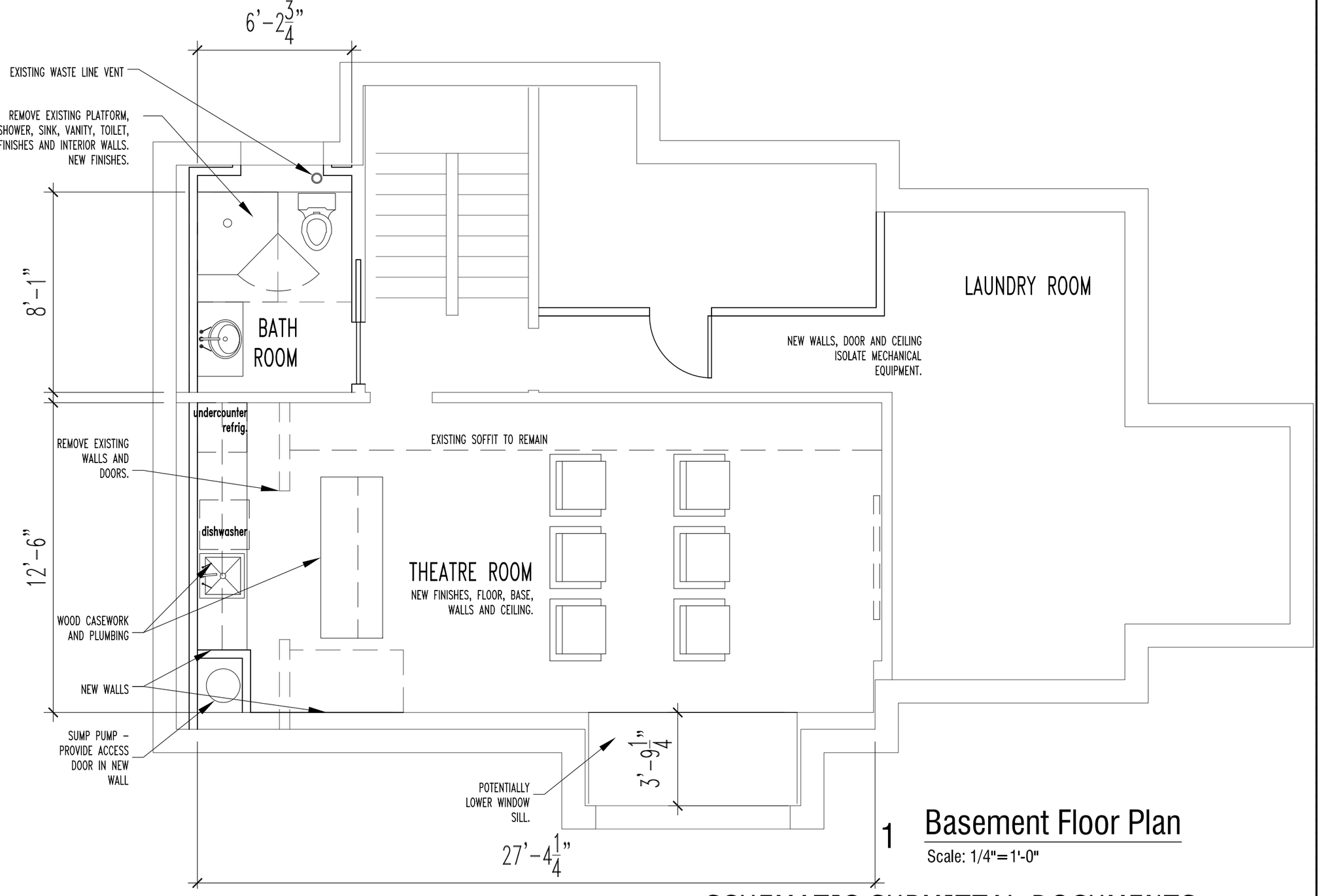
Project:

sabatini architects inc.
730 NEW HAMPSHIRE STREET SUITE 233, LAWRENCE,KS 66044
T. 785.331.3399 F. 785.331.0846
www.sabatiniarchitects.com

Revisions:

Issue Date:	05.06.2016
Scale:	AS NOTED
Project No.:	16120.010
Drawn By:	
Checked By:	
Title:	

Sheet No.:



1 **Basement Floor Plan**

Scale: 1/4"=1'-0"

SCHEMATIC SUBMITTAL DOCUMENTS

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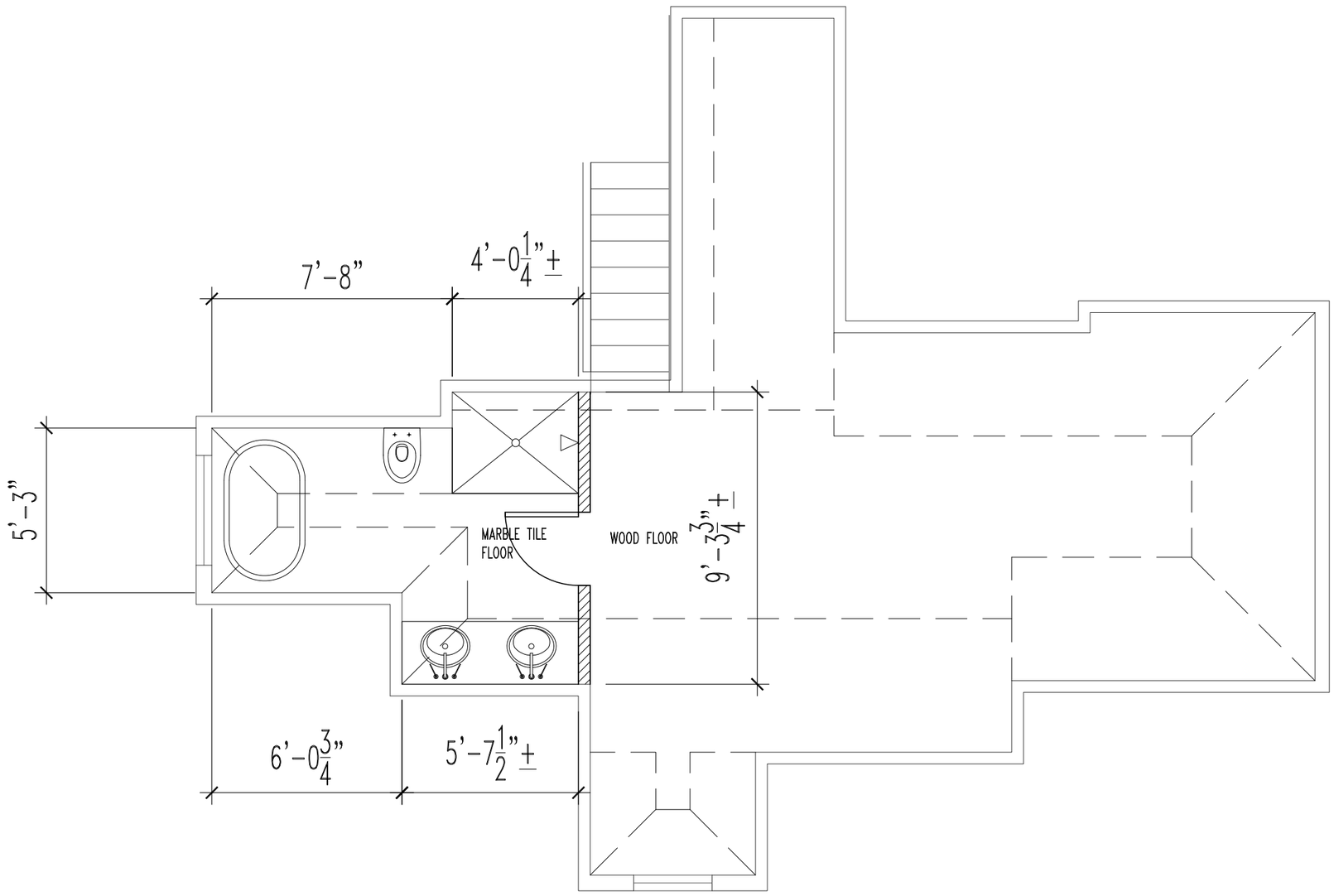

NORTH 1

Third Floor Plan

Scale: 1/4"=1'-0"

SCHEMATIC SUBMITTAL DOCUMENTS

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Revisions:

Issue Date:	05.06.2016
Scale:	AS NOTED
Project No.:	16120.010
Drawn By:	
Checked By:	
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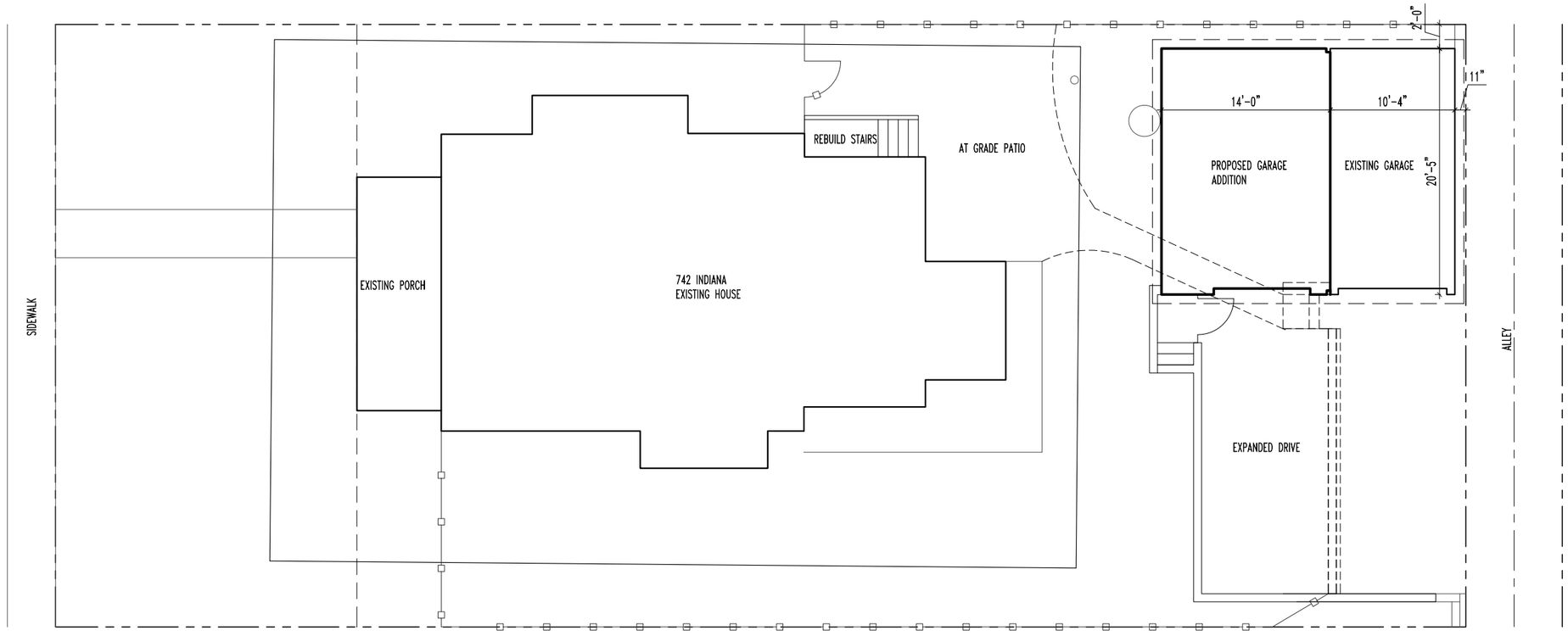
Sheet No.:



NORTH

1 Site Plan

Scale: 3/32"=1'-0"

SCHEMATIC SUBMITTAL DOCUMENTS

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Lawrence, Kansas 66046

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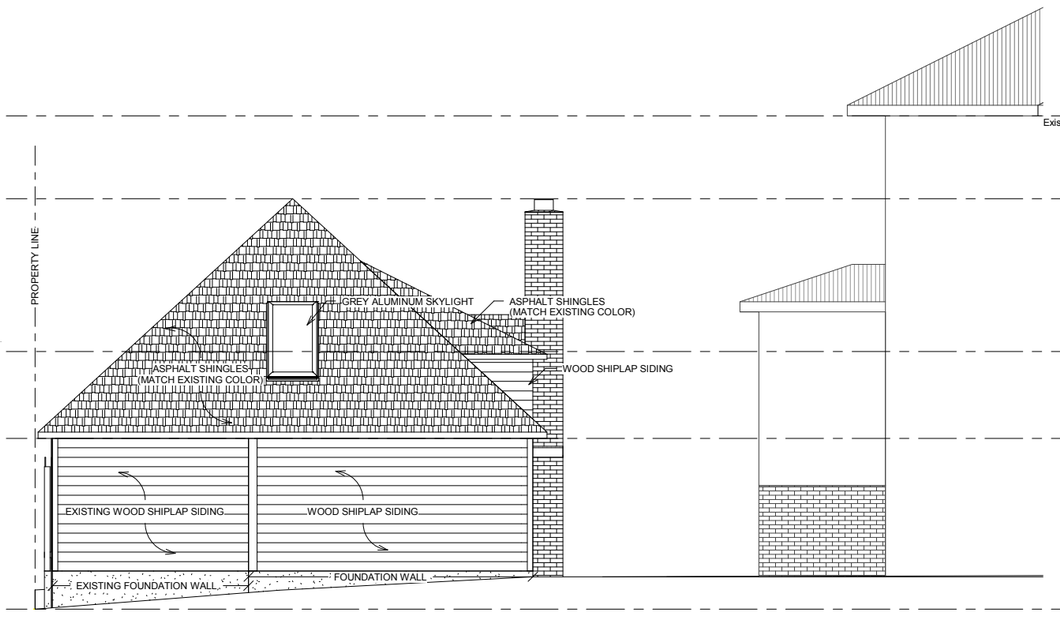
Revisions:

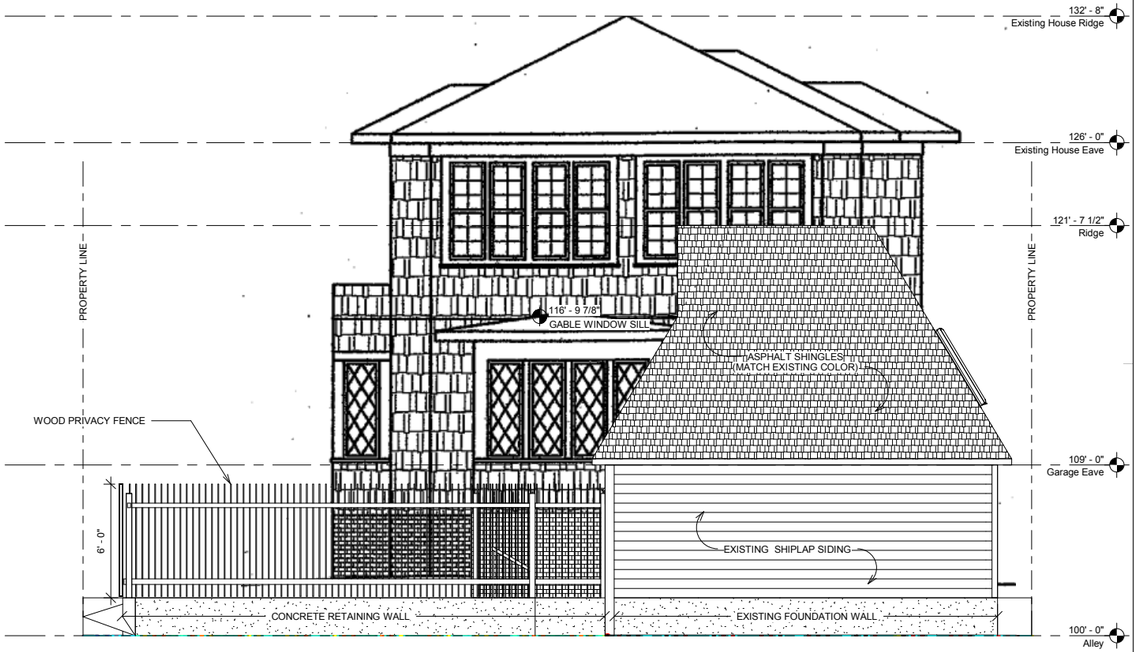
Issue Date: 05.06.2016
Scale: AS NOTED
Project No.: 16120.010
Drawn By:
Checked By:
Title:

Sheet No.:

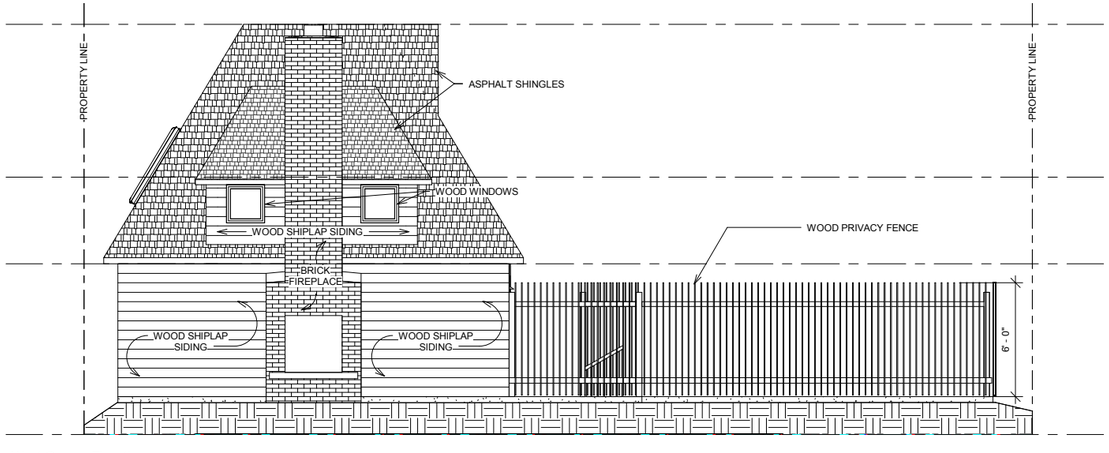


1 North Garage Elevation
1/4" = 1'-0"

2 South Garage Elevation
1/4" = 1'-0"



3 East Garage Elevation
1/4" = 1'-0"



4 West Garage Elevation
1/4" = 1'-0"

Ritchie Residence
Garage Addition

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Lawrence / KS / 66044

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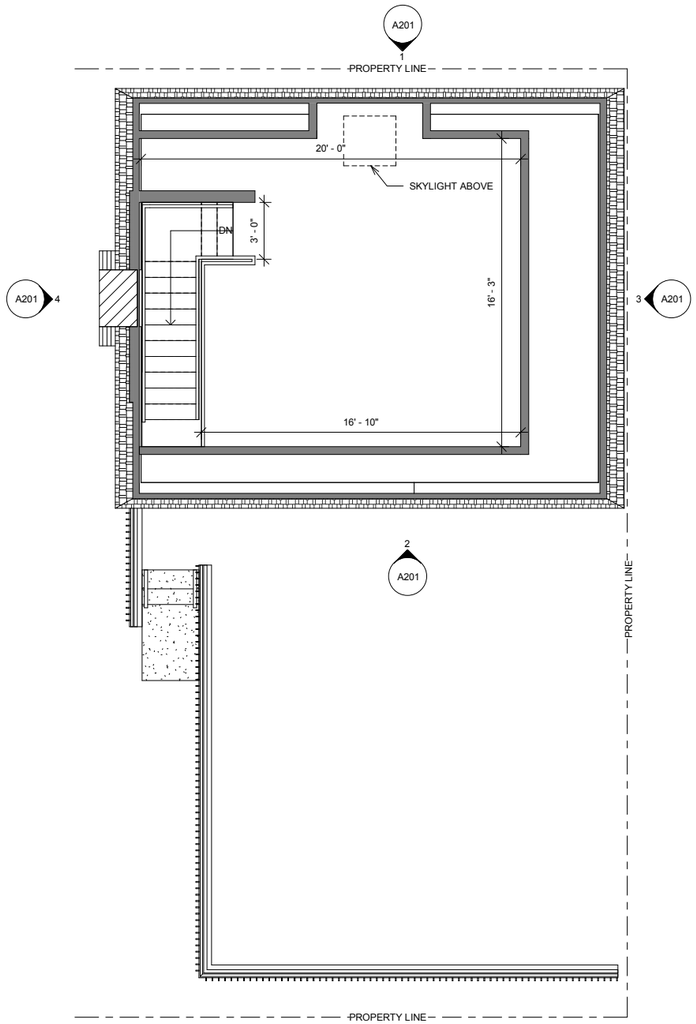
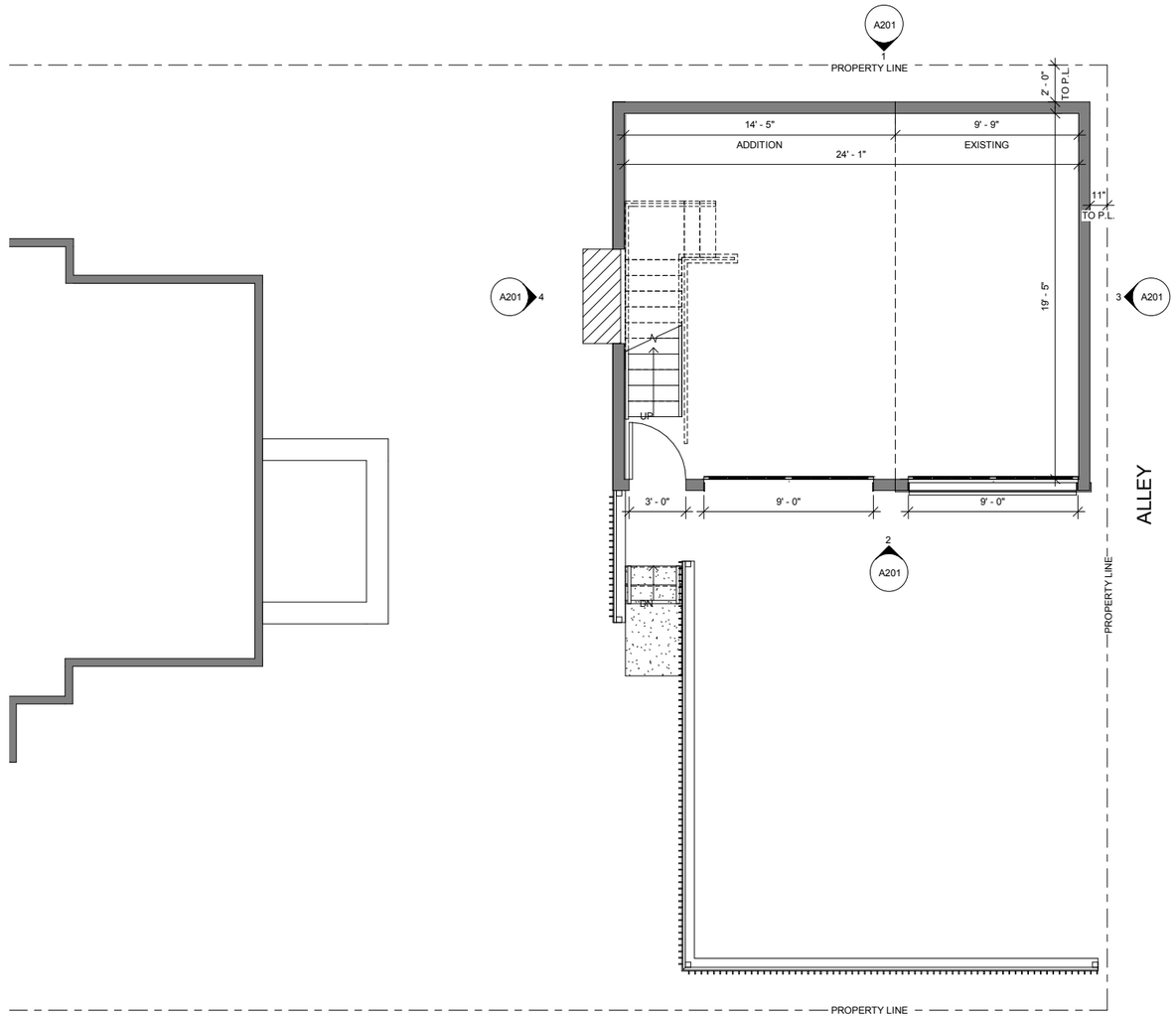
Revisions:

HRC Submittal
Issue Date: 06-13-2016
Scale: 1/4" = 1'-0"
Project No.: Project Number
Drawn By: Author
Checked By: Checker
Title: Garage Elevations

Sheet No.:
A201



2 Level 2
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"

Ritchie Residence
Garage Addition

742 Indiana
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Revisions:

HRC Submittal	
Issue Date:	06/30/16
Scale:	1/4" = 1'-0"
Project No.:	Project Number
Drawn By:	Author
Checked By:	Checker

Title: Garage Floor Plans

Sheet No.:

A202